

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)
DM14 (Car and Cycle Parking on Development (excluding residential))
DM2 (Protection of Existing Community Facilities and Shops)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
DM21 (Shopfronts, Signs, Security Shutters and Advertisements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West

No comment received

Councillor Julie Richardson

No comment received

Councillor Paul Gray

No comment received

Southern Water

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Hampshire Highways

Due to the scale of the proposal, and that there are no alterations to the public highway, HCC's standing advice should be referred to in the first instance. As a result, the Highway Authority will not provide detailed comments on this planning application.

For more information on standing advice please use the following link: www.hants.gov.uk/transport/developers/consultation

The applicant should be made aware however that should the works require any additional works on the highway then the relevant highway approvals should be sought.

Additionally, the applicant should ensure that they obtain the appropriate permits/licenses should working be required within the highway to undertake these improvement works.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 76

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
I believe the changes to shop would be very beneficial because at present the door is not very accessible for everyone. I've seen parents with buggy's , disabled and elderly people struggle getting in and out and having the entrance on the side would be a lot safer and easier for everyone.	Support noted.
I applaud this application which will remove what can be quite a hazardous access currently.	Support noted.

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highways and parking

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The proposal would retain and improve the existing convenience store and thus policy DM2 is considered complied with in that the local shop would be protected. Similarly the first floor flat would be retained as a 4 bedroom unit and improved internally to benefit future occupiers. The detailed considerations of the proposal are as follows:

(ii) Impact upon the character and appearance of the area

7.3 This proposal would result in a remodelling and renovation of the site and significantly the shop front access arrangements. The existing shop entrance via the steps on the south elevation would be blocked up becoming a full height glazed shop display window only, which would extend round the corner to Green Lane, where a new customer entrance would be formed. This would improve accessibility with a level access avoiding the need for customers to use the existing steps. Two letters of support have been received based on the improved access this application would offer.

7.4 Policy DM21 requires shopfronts and signage to be appropriate in size, scale and design to the character of the building and surroundings, with appropriate signage and levels of illumination. It is considered that the proposed new shop front and access arrangements would modernise and simplify the visual appearance of this building - whilst stall risers would be lost, generally the window displays would be proportionate to the scale of the building and of an appropriate height and alignment with first floor windows. The canopy feature on the south elevation would be retained which adds to the identity and visual interest of the site.

7.5 Other alterations to the building proposed include:

- First floor windows altered to the south elevation and moved across
- Previous store window to be removed at first floor to the south elevation
- Revised access to residential flat on the west elevation
- Addition of timber cladding to elevations
- Changes to fenestration design
- New juliet balcony added to bedroom on west elevation
- New recessed balcony added accessed via first floor living area on the west elevation with glass balustrade
- Changes to internal layout at first floor - kitchen to be moved towards the front to create an open plan living area , stairwell is to be moved, changes to bedroom layout. Bedroom number to remain at four - storage corridor to be removed.

- Changes to ground floor internal layout - the shop floor would be opened up to be more open plan with the store rooms towards the rear removed, the stairwell would be moved forwards with an office, wc and stockroom located behind. A new rooflight would be added in the flat roof above the stock room.

7.6 The proposed changes to the fenestration and external appearance of the building in this mixed architectural style residential area are considered to be acceptable. The addition of both the recessed balcony and juliette balcony on the west elevation would not be inappropriate as there are many examples of balconies within the immediate surrounding streetscene. Generally the modernisation of this building would result in an improvement to visual appearance of the site and would not result in any harm to the wider character of the area. The proposal is therefore considered to be in accordance with policies CS16 and of the Havant Borough Core Strategy 2011 and DM2 of the Allocations Plan 2014.

(iii) Impact upon residential amenity

7.7 The balconies as proposed would be separated from surrounding properties by the intervening highway and it is noted those flats also have balconies. Any cross overlooking in this public area is a common arrangement and would not materially harm the level of amenity enjoyed by occupiers of neighbouring flats. The provision of a small balcony would improve the amenity space available to future occupiers as the flat currently has none.

7.8 The size and bulk of the building remains unchanged and so it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme, just 2 of support for the improved access to the shop.

(iv) Highways and parking

7.9 Highways matters delayed the determination of this application as it was initially thought that the adopted highway and associated highway rights extended across the steps on the south elevation and the works to the canopy and pillars were on highway land requiring various licenses. The applicant double checked the deeds for the site and County Highways checked with their asset team and it transpired that the highway boundary abuts the red lined application site but does not cross it i.e. the existing steps to the site, that appear as pavement, are in fact in private ownership and outside of any highway rights.

7.10 Therefore the Highway Authority have no objection to the proposal as submitted but do note that should any works require any alterations to the highway then the relevant highway approval would be required. They also recommend that whilst undertaking the works to replace the canopy and pillars, the applicant should also remove the steps and railings to the front of the property with a level surface provided. This would improve the pedestrian permeability by improving this stretch of footway for pedestrians crossing from the southern side of Sea Front to access the shop as well as providing an inclusive stretch of footway for all users. This recommendation has been shared with the applicants agent.

- 7.11 In terms of parking, the site is an existing shop with 4 bed flat above with no on site parking. The use of the site and number of bedrooms would not change and therefore it would be unreasonable to now request on site parking. It is noted that the shop is served by the short stay bays outside for customers.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00577 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning Statement by Whaleback Planning and Design Ref: W2496 dated 20 June 2023

Block Plan, Proposed Floor Plans, Roof Plan and Elevations - Drawing Number 22104-02

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.