

5-7 East Street, Havant, Hampshire, PO9 1AA

Site and surroundings

Comprises a four storey building under construction and located on the north side of East Street close to the junction with North Street.

Relevant planning history

On 14 October 2021 conditional planning permission (LPA ref: AA/21/00814) was granted for the construction of four storey residential building comprising 8, two bedroom apartments (revision to planning permission APP/20/00936). Work on the implementation of this permission is nearing completion on site.

Designations

The site is located within the St Faith's Conservation Area and the town centre area of Havant.

The proposal

To construct a plant room extension containing gas boilers and water tanks to serve the permitted development. The extension would be modest in size, to the rear and single storey. The external material would be brickwork to match the host building. Unfortunately there is no space within the existing building to house the necessary plant.

Residential amenity

There would be no impact on residential amenity due to the size of the proposed extension and relationship with neighbouring buildings.

Planning policy

The Council's adopted Core Strategy includes a number of policies that have some relevance to this application, as follows:-

Policy CS16 refers to high quality design. It requires development to respond positively to historic and local character and to use characteristics of the locality to help inform the design of new development. Height, massing, materials and proportions of windows and doors are referred to in Paragraph 1.

Policy DM10 covers all situations where pollution may occur in respect of new development.

The Pre-Submission Havant Local Plan 2036 was approved by the Council in January 2019 and has some relevance to the application proposal but must be given limited weight as it is not yet an adopted plan. The following policies are pertinent:-

E1 – High Quality Design

Requires all aspects that contribute to design quality to be included in new development and in particular the existing character of the area should be taken into consideration.

E22 - Amenity and Pollution

The need to reduce pollution and improve amenity for residents is a key part of this policy.

It is considered that the proposed development would be consistent with the relevant policies in the Adopted Core Strategy and the Pre-Submission Local Plan. The application proposal is modest in size and the design and external materials would be compatible with the surrounding context.

Chapter 16 of the NPPF is about the historic environment. The proposal would not have any material impact on the character or appearance of this part of the conservation area and certainly no harm would be caused to its significance.

Assessment

This is a very modest proposal that would marry in with the existing development.

There would be no impact on public views due to the discreet location of the proposed development.

The character and appearance of the conservation area would be preserved.

There would be no impact on residential amenity.

Conclusion

It is respectfully requested that planning permission should be granted for this minor proposal.