Site Address: 38 East Street, Havant, PO9 1AQ
Proposal: Replacement of specified windows. Previously steel Crittall type windows single glazed to be replaced with white uPVC windows.
Application Type: Full Planning Permission
Application No: APP/23/00027 Expiry Date: 15/03/2023
Applicant: Mrs Fenlon
Agent: Mr Bone Case Officer: Joseph Toole
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

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1 Site Description

38 East Street, Havant, is a two storey building attached to 38A East Street. The building comprises of brown brickwork, black wood and concrete roof tiles. The ground floor has an existing shop frontage.

There are a number of other listed buildings within the vicinity.

The building itself is not a listed building but is within the St Faith's Conservation Area.

2 Planning History

No relevant planning history.

3 Proposal

The proposed development is to replace the crittall type windows on the rear and side elevations with white uPVC. The existing crittall windows on the front elevation together with the original shopfronts would be retained and refurbished and redecorated.

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)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Conservation Officer

Assessment

The proposed new windows will be the same style as the existing windows and will be located to the side / rear and not highly visible within the East Street frontage. The existing windows are failing and are in need of replacement.

Conclusion

Overall the proposal is considered to be acceptable in terms of its impact on the conservation area.

Councillor Imogen Payter
No Comment.

Councillor Phil Munday - St Faiths
No Comment.

Councillor T Pike - St Faith's
No Comment.

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: 17

Number of site notices: 1

Statutory advertisement: 27/01/2023

Number of representations received: 0

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) Appropriateness of design and impact on the character of the area
(iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The replacement windows are considered to be in keeping with the existing building and is deemed to preserve the character and appearance of the conservation area. It

is worth noting No.s 1 and 2 Chapman's Court have carried out similar works. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area. The Council's Conservation Officer commented on the application raising no objection to the proposals. It is considered that the works preserve the Conservation Area.

7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 and Policy CS11 of the HBLP (Core strategy) and Policy DM20 of the HBLP (Allocations). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.5 The proposed works are not considered to have a negative impact upon neighbouring properties.

7.6 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the conservation area, the adjoining listed building and neighbours and is therefore considered to be appropriate and recommended for approval.

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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00027

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:

Site Location Plan - 1100 A
Proposed Elevations - 1220 A
Existing Elevations 1200 A
Design, Access and Heritage Statement Ref: 5920 January 2023

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.