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|-----------------|------------------------------------------------------------------------------------------------------------------------|---------------|----------------|
| Site Address:   | Units 1-3 and 12-13 North Street Arcade, North Street Arcade, Havant                                                   |               |                |
| Proposal:       | Subdivision of existing units including blocking up of flank walls to create 3 No. units together with new shopfronts. |               |                |
| Application No: | APP/20/00689                                                                                                           | Expiry Date:  | 22/10/2020     |
| Applicant:      | Ms Atkins<br>Zionstone Limited                                                                                         |               |                |
| Agent:          | Mr Bonner<br>PLC Architects                                                                                            | Case Officer: | Selina Donophy |
| Ward:           | St Faiths                                                                                                              |               |                |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

This application site comprises units 1-3 and 12-13 North Street Arcade which is a shopping frontage located within Havant Town Centre. It has retail units at ground floor level and residential above, located on the east side of North Street, close to the junction with Prince George Street and Market Parade. It comprises a three storey building with a flat roof and is situated within close proximity to the St Faiths Conservation Area.

## **2 Planning History**

APP/15/01088 - Variation of condition 4 with respect to hours of opening; removal of condition 5 with respect to provision of screening for roof plant and variation of condition 6 to amend approved plans to provide for relocation of plant to lower roof – all of planning permission APP/14/01036 (which provided for Change of use of existing Class A1 and A2 units to a class A3 restaurant; extensions to existing units 2 and 3 and use of area under part of canopy above for outside seating; rear extensions to unit 3 with extraction and ventilation equipment above and on first floor roof; alterations to shopfronts and entrance doors) together with discharge of conditions 2 and 3 of same permission with respect to acoustic performance and fume mitigation.  
, PERM,21/09/2016

APP/18/00530 - Construction of 21 No. one and two bed apartments in a 2 storey extension fronting onto Prince George Street, together with the provision of infill flexible use (Classes A1/A2/A3) commercial floorspace to North Street frontage, following the demolition of existing 1 and 2 storey retail development to rear.

[Note: Grampian Condition applies, contact LPA for details], PERM,13/12/2019

APP/20/00251 - (AMENDED PROPOSAL) Construction of 29 No. one and two bedroom apartments in a part 2 and a half / part 4 storey extension fronting onto Prince George Street together with the provision of infill flexible use (Classes A1/A2/A3) town centre commercial units to North Street frontage following the demolition of existing 1 and 2 storey retail development to rear., ,

## **3 Proposal**

Subdivision of existing units including blocking up of flank walls to create 3 No. units

together with new shopfronts.

#### **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)  
CS4 ()

Havant Borough Local Plan (Allocations) July 2014

AL3 (Town, District and Local Centres)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

#### **5 Statutory and Non Statutory Consultations**

##### **Conservation Officer**

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 proposal would have a negligible impact on the adjacent conservation area and has potential to enhance the vitality and viability of the adjacent conservation area by bringing the units back into use.

##### **Councillor D Guest - St Faith's**

No comment

##### **Councillor J Branson - St Faiths**

No comment

##### **Councillor T Pike - St Faith's**

No comment

##### **County Archaeologist**

No comment received

##### **Developer Services, Southern Water**

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

To make an application visit [developerservices.southernwater.co.uk](http://developerservices.southernwater.co.uk) and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link:

[southernwater.co.uk/developing-building/connection-charging-arrangements](http://southernwater.co.uk/developing-building/connection-charging-arrangements)

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 3 of the Building Regulations:

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

Guidance on Building Regulations is here:

[gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h](http://gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h)

We would like to engage with you on the design for disposal of surface water for this development at the earliest opportunity and we recommend that civil engineers and landscape architects work together and with Southern Water. In many cases this may negate or reduce the need for network reinforcement and allow earlier completion of the development.

The proposed development would lie within a Source Protection Zone. The applicant will need to consult with the Environment Agency to ensure the protection of the public water supply source is maintained and inform Southern Water of the outcome of this consultation.

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.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: [southernwater.co.uk](http://southernwater.co.uk) or by email at:

[SouthernWaterPlanning@southernwater.co.uk](mailto:SouthernWaterPlanning@southernwater.co.uk)

### **Economic Development**

No comment received

### **Environment Agency**

No comment received

### **Portsmouth Water Company**

The site lies on Made Ground overlying Superficial Deposits, which in turn overlie Bedrock. The Superficial Deposits are Head and the Bedrock consists of London Clay Formation. The geology underlying the site is classified as an Unproductive Aquifer overlying a Principal Aquifer.

The site is located in Source Protection Zone 1c (SPZ1c) for an essential public water supply source. The SPZ1c relates to subsurface activity only, where the Chalk aquifer is confined and may be impacted by deep drilling activities. Subterranean activities such as deep drainage solutions and/or piling may pose a risk to groundwater quality and the local public water supply source.

Portsmouth Water would not object to the proposed development in principle, however due to the sensitivity of the groundwater environment we would wish to be further consulted on any piling or deep excavations on the site.

Portsmouth Water would have no objection to piling at this location if the piles terminate within the Clay cover, if the piles penetrate the full depth of the Clay cover we would expect a piling risk assessment and method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, vibration and the programme for the works) to be submitted to and approved in writing by the local planning authority in consultation with Portsmouth Water.

*Reason: Piling or any other foundation designs using penetrative methods can pose a risk to potable supplies from, for example, turbidity, mobilisation of historical contaminants, drilling through different aquifers and creation of preferential pathways.*

Catchment Management Team

Portsmouth Water

catchment.management@portsmouthwater.co.uk

## **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: 46

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

| <b>Comment</b>       | <b>Officer Comment</b> |
|----------------------|------------------------|
| No comments received |                        |

## **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 conservation area
- (iii) Impact upon residential amenity
- (iv) Flood Zone

- (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.

- 7.3 This application site relates to a wider application APP/20/00251 which comprises the re-development of North Street Arcade to create a revised residential and retail frontage.
- 7.4 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.

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

- 7.5 North Street Arcade to the west is currently formed of some shop frontages to units which are accessed from inside the arcade which remains an open entrance supported by pillars, accessible from North Street.
- 7.6 The main elements of this proposal comprise the addition of an internal wall to subdivide unit 1 in order to create an additional retail unit 2, blocking up the internal shop frontage and access, with the addition of external doors leading onto North Street and shop frontages Retail units 12 and 13 would be blocked up internally, to create retail unit R3 which would have a new shop frontage and entrance facing onto North Street. Other minor internal alterations are also proposed as part of this application including an internal wall to the rear of units 1 and 2 and other alterations and blocking up of internal walls.
- 7.7 The alterations to the shop frontage comprise grey powder coated aluminium which also includes the doors. This is judged to be visually acceptable and notably this visual aesthetic is already present in the surrounding area. Although the proposal is sited just outside of the St Faiths Conservation Area, it is close proximity as the conservation area incorporates North Street to the west as well as the junction between North Street and Market Parade to the north. The Council's Conservation Officer has stated that "The proposal would have a negligible impact on the adjacent conservation area and has potential to enhance the vitality and viability of the adjacent conservation area by bringing the units back into use." It is judged that this proposal would align with HBLP policies including Policy CS4 (Core Strategy) which states that town centre development proposals should "Encourage high quality, mixed-use development in designated centres that retain active ground floor frontages" as well as policy AL3 of the HBLP (Allocations). The design is also considered to be acceptable when judged against policy CS16 'high quality design' of the HBLP (Core Strategy).

(iii) Impact upon residential amenity

- 7.8 The majority of the proposal comprises internal alterations which are not judged to impact neighbour amenity. Although there are new doorways proposed opening on to North Street, this is not judged to be out of keeping with a shopping district comprising of a mixture of retail space at ground floor level. Consequently, it is considered that the proposal would have a limited and acceptable impact on the properties immediately surrounding the application site, 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.

(iv) Flood Zone \_

- 7.9 This proposal site is located within close proximity of Flood Zone 3, however is not located within the Flood Zone and is not proposing any additional floorspace development.

**8 Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the 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/20/00689

(A) 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:  
  
16.2199.161 REV P1 Location and block plans  
16.2199.160 REV P2 Existing and proposed floor plans and elevations  
  
**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.