
Site Address:	33 North Street, Emsworth, PO10 7DA		
Proposal:	Relocation of front timber framed door in shop front.		
Application No:	APP/19/01151	Expiry Date:	16/01/2020
Applicant:	Mr Durgun Pizza Hot Charcoal Grill		
Agent:	Mr White Smith Simmons & Partners	Case Officer:	Selina Donophy
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, end of terrace property with a takeaway use unit at ground floor level, located on the East side of North Street, Emsworth. It forms part of a row of shops of various uses, including takeaway and retail uses. The site spans the corner of the end of terrace building and has large windows on the front and side ground floor elevations. The building is constructed of facing brickwork, painted in white to the side elevation.

2 Planning History

00/64301/000 - Change of use to A3 (Take away pizza delivery), PERM,05/06/2001

3 Proposal

Relocation of front timber framed door in shop front.

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
DM21 (Shopfronts, Signs, Security Shutters and Advertisements)

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

5 Statutory and Non Statutory Consultations

No comments received

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
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 area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

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

This proposal comprises of relocating the door from the existing position on the Western elevation towards the shop front corner. The proposed alteration would be visible from the street, however is not considered to have any harmful impact upon the streetscene. Additionally the door would remain as painted timber so there would be no change in material.

(iii) Impact upon residential amenity

The impact on the surrounding residential amenity has been considered and no significant harm has been identified.

8 **Conclusion**

The proposed siting of the door is considered to be acceptable, there are no significant harmful impacts caused by this proposal to the character of the area nor upon residential amenity in the immediate locale. The scheme is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/01151 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:

003 0340 location and block plans
002 0340 proposed plans and elevations

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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.