
Site Address:	28 North Street, Havant, PO9 1PT		
Proposal:	Single storey rear extension to provide staff rest room and storage facilities.		
Application No:	APP/19/00539	Expiry Date:	16/07/2019
Applicant:	Mr Ammari		
Agent:		Case Officer:	Karen Wooden
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey end of terrace Victorian building located on the eastern side of North Street in Havant Town Centre. The ground floor of the building has long established use as an A3 hot food takeaway. The surrounding area is characterised by retail units, takeaways, restaurants and a public house.
- 1.2 The property is located within St Faiths Conservation Area.

2 Planning History

90/50097/002 - Shed in rear yard to house existing freezer., PERM,
90/50097/003 - Retrospective application for shed in rear yard., PERM,
90/50097/004 - Continued use of 1st floor as self-contained flat., PERM,17/07/1990
99/50097/005 - Single storey rear extension, PERM,09/12/1999
07/50097/006 - Demolish existing store and erect a rear extension to east elevation to provide staff rest room and storage facilities., PERM,21/05/2007
89/50097/001 - Retention of flue on south elevation., UNK,01/02/1990

3 Proposal

Single storey rear extension to provide staff rest room and storage facilities.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control

Principal Conservation Officer - No objection

The single storey rear extension to an existing rear building is of a design and size that would not cause any adverse impact on the character of the Conservation Area. The extension is also in keeping with existing property and would not appear overly dominant.

No objection subject to the following condition:

- 1) Material samples to be submitted.

County Archaeologist, Strategic Environmental Delivery Group, HCC

Thank you for your consultation. The site is located within the historic core of Havant, in an Area of High Archaeological Potential (AHAP). Recent study of the street pattern in this part of the town has also led to the suspicion that the site may once have formed part of a Roman fort, through which the main north / south Roman road out of Havant may once have run. While the area to the rear of 28 North Street has already been impacted by past modern development and the scale of the proposed development is relatively small, the archaeological significance of this area must not be overlooked. It is possible that groundworks associated with the construction of the extension may expose features (likely to be truncated) that may help provide evidence as to whether this part of the town was once occupied by the Roman army. Similar small-scale development within Havant over the past 40 years has provided very useful evidence in understanding the nature of the Romano-British settlement and this development may be no exception.

I would therefore advise that an archaeological presence is secured on site at the point where ground works are carried out prior to the construction of the new extension. To this end I would advise that a condition is attached to any planning permission that may be issued. Such a condition would require the preparation of a Written Scheme of Investigation (WSI) that sets out the methodology for an archaeological watching brief of the ground works associated with the construction of the new extension so that any archaeological remains encountered are recognised, characterised and recorded. Provision should also be made for the public dissemination of any results and the WSI should satisfy the Local Planning Authority that the scheme is sustainable under the terms of NPPF.

Environment Agency

No comments received.

Environmental Health Manager, Community Group

I have looked up the planning history for the site in order to determine whether any potentially significant contamination sources may exist at the application address. Records indicate that land uses at, or in the immediate vicinity of the property have previously been used for motorcycle repair, and the sales of agricultural machinery, grain and supplies (where pesticides, soil conditioners and fuel storage would represent the greatest potential risks). A plan for 28A also makes reference to an 'interceptor' associated with the drainage system, which is indicative that oils or fuels may have been handled or sold from the property.

Plans do not provide any indication of a below ground storage tanks, or any other feature likely to give rise to gross contamination which might be of material relevance

to commercial proposals. Whilst there is potential for contaminants to be present at the site which could be relevant for a contamination-sensitive land use; it is considered that there is insufficient indication that gross contamination is likely to be present as to be reasonable to require proactive investigation for a development of this scale which does not materially increase the exposure risk at the property.

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This notwithstanding, I am mindful that a culverted section of the River Lavant is present adjacent to the site, and that the property is not far from (and just up-gradient of-) the Source Protection Zone 1 for the public potable water supply. For this reason, and because the development does involve the undertaking of intrusive groundworks; it is considered prudent to place an informative on any positive determination of this application. (Informative attached)

Environmental Health Regulatory Officer

I refer to the above application under the Town & Country Planning Acts passed to this Service for comment.

I have read the enclosed documentation provided under this application and can comment as follows:

I have no objection in principle in regard to this application, other than to advise there are residential properties within 25 metres of the proposed extension site. (Relevant Informatives attached)

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: 4

Number of site notices: 1

Statutory advertisement: 31/05/2019

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) 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. The proposal is to be used by the staff of the A3 unit for a rest room, kitchen, shower room and store. It is acknowledged that the proposal does have the appearance of a separate unit of accommodation and it is recommended that a condition be added to any permission to ensure that it is not used as such in the future.

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

- 7.2 The proposed extension is to be located to the rear of the existing building and as such will not be readily visible from the public domain. In terms of the design, the proposal is for a pitched roof extension to be linked to the existing rear extension by means of a flat roof covered walkway. The extension is to be constructed using materials similar to those used on the existing building and extension, to minimise any harm on visual amenity. The proposed location of the extension is currently a rear garden area in poor condition and therefore this proposal could be considered to have a positive impact on the character of the area. Furthermore it is evident that other properties within the terrace and close to the site have extended to utilise the whole of the curtilage of the buildings, resulting in this type of development being part of the character of the locality. It is therefore considered that the proposal not result in significant harm and will serve preserve the character of the Conservation Area

(iii) Impact upon residential amenity

- 7.3 The first floor of the property is a residential unit and further to advice from Environmental Health an informative should be added to any positive determination of this application to ensure that any impact on the occupiers of the neighbouring properties during the construction of the extension is reduced to an acceptable level. 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 proposals are considered to have limited and acceptable impact on the neighbours and will preserve the character of the Conservation Area, and therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00539 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:
Design and access statement - received 21.05.19
Site layout plan - 4766/500
Location plan - received 21.05.19
Existing elevations - 4766/3
Existing ground floor plan - 4766/1
Proposed elevations - 4766/4
Proposed ground floor plan - 4766/2
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.
- 4 Prior to the commencement of any development the applicant or their successors in title shall produce a Written Scheme of Investigation (WSI) that sets out the methodology for an archaeological watching brief of the ground works associated with the construction of the new extension so that any archaeological remains encountered are recognised, characterised and recorded. Provision should also be made for the public dissemination of any results and the WSI should satisfy the Local Planning Authority that the scheme is sustainable under the terms of NPPF.
Reason: The site is of potential archaeological significance and it is important that the opportunity should be afforded to assess the site before development commences and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the national Planning Policy Framework.
- 5 The use hereby permitted shall be ancillary to the principal use of the site for a staff rest room and storage purposes. The accommodation should at no point be used as a separate unit of accommodation.
Reason: The location of the site is unsuitable for the establishment of this type of activity as a principal use having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.