
Site Address:	39 West Street, Havant, PO9 1LA		
Proposal:	Proposed replacement of shop fronts.		
Application No:	APP/17/01186	Expiry Date:	29/12/2017
Applicant:	Ms Hickman Geo & R Carrell Properties Ltd C/O Rothmans		
Agent:	Mr Laurenson ADP Architects Ltd	Case Officer:	Bee Crawford
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey building situated on the corner of West Street and Park Road South, formerly operating as a bank but currently vacant.. It has a flat roof and elevations of cladding and glazing. The attached two storey hair salon is to the south, a two storey commercial property is to the north, West Street pedestrianised precinct is to the east and an attached two storey unit operating as a hair salon and taxi office is to the west. The area is of medium density with two storey purpose built retail and commercial units forming the eastern end of Havant Town Centre.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the installation of three new shop fronts following the sub-division of the unit, resulting in a total of four separate units. The change of use of the unit from class A2 to Class A1 can be made within the limits for permitted development.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
DM21 (Shopfronts, Signs, Security Shutters and Advertisements)
AL3 (Town, District and Local Centres)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Economic Development - Retail and Town Centres

ED supports this proposal.

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

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

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

7.3 The proposal is to remove the existing glazing at ground floor on the eastern elevation of the unit to provide three new shop fronts, retaining the existing entrance on the northern elevation of the property. It is considered the sub-division of the unit together with the new shop fronts would enhance the existing facade and result in the unit having a more active frontage.

7.4 It is therefore considered that the development is acceptable, meeting the requirements of policy DM21 of the HBLP (Allocations) and policy CS16 of the HBLP (Core strategy). It is judged 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 proposal results in a similar type of development to existing adjacent units fronting Park Road South. Consequently, it is considered that the proposal is unlikely to 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 and 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 adjacent properties 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/17/01186 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 external materials used shall be as stated under Section 9 (Materials) of the application form. **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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan
Design and access statement
Drg no. 01 Site layout plan
Drg no. 02 Existing ground floor plan
Drg no. 03 Existing elevations plan
Drg no. 04 Proposed ground floor plan
Drg no. 05 Proposed elevations plan
Reason: - To ensure provision of a satisfactory development.