
Site Address:	10A-12 East Street, Havant		
Proposal:	Mansard roof extension to provide 1No. 2bed flat at second floor level.		
Application No:	APP/17/00527	Expiry Date:	02/08/2017
Applicant:	Mr J Bradwell		
Agent:	Mr M Wilkes	Case Officer:	Rachael McMurray
	M2 Architecture		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on East Street in Havant Town Centre in the St Faiths Conservation Area. It formerly comprised two vacant shop units with a residential flat above. However, a recent Planning Permission APP/15/01408 is now being implemented to change the retail units into 3no. residential units with small rear gardens. The first floor residential flat is accessed via a door on the east elevation of the building. There is an access along the east elevation to the rear of the building. The rear boundary is formed by a high brick wall which backs onto a private business centre.

2 Planning History

APP/15/01408 - Change of use at ground floor level from A1 to C3 to form 3No. flats, with associated alterations to front and rear elevations.,
PERM,25/04/2016

APP/17/00197 - First floor rear extension and conversion of existing 1st floor three bed flat into 1No. one bed flat and 1No. two bed flat. Cladding to rear and east elevation. PERM 27/4/17

3 Proposal

Mansard roof extension to provide 1No. 2bed flat at second floor level. The proposed materials for use are a grey eternit cladding on the rear section of the roof (which matches with the recently approved cladding at first floor level) and a blue/black colour slate tile hanging on the front and side sections of the mansard roof (materials confirmed in an email dated 19/9/17 from the applicant).

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)

CS9 (Housing)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)
DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

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

5 Statutory and Non Statutory Consultations

Conservation Officer

The proposal would result in a boxy and inappropriate form of development. The three-storey development being so visible from the streetscene would not be appropriate for the conservation area.

Officer Note - Amended plans were submitted which seeks to address the CO's concerns by setting the second floor extension back from the front parapet wall by 4.2m and altering the roof design to be that of a mansard roof instead of a box style. This has resulted in a reduction of 1no. unit.

Further response from the CO:

Having reviewed the details I now believe the scheme will not adversely affect the setting of the nearby listed building or the conservation area. Materials will need to be conditioned to ensure we get the appropriate build quality.

County Archaeologist

No objections

Historic England

No objections

National Amenity Society - Ancient Monuments Society

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: 12

Number of site notices: 1

Statutory advertisement: 16/06/2017

Number of representations received: 1 x objections has been received which is

summarised below.

Comment	Officer Comment
Overdevelopment of this site within the St Faith's Conservation area. The proposed front elevation of the second floor in this latest application, to our minds does not sit at all well with the existing building. Nor will it sit well with the buildings either side of it, one of which, No. 10 is a listed building. The buildings along that particular stretch of the south side of East Street, are all only two stories high and a three storey building with an obviously added second floor will be out of keeping and detrimental to the streetscape.	Please see Section 7 - Planning Considerations.

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 and setting of the listed building
- (iii) Impact upon residential amenity
- (iv) Other matters

(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 conservation area and setting of the listed building

The original plans showed the structure extending up to the front parapet wall. The building would have therefore been altered to have the appearance of a three-storey flat roof building. This would have appeared out of character with the context of the conservation area, which although it does have some 3 and 4 storey buildings, none of these are flat roof in this section of East Street. It would also have been harmful to the adjacent Grade II listed building, being visually harmful to its setting.

The plans were amended to address these concerns by setting back the second floor development by 4.2m from the front parapet wall and altering the roof design from a box shape to a mansard roof. As the buildings are so close together and abut the pavement, it is likely that the amended roof structure would have minimal visibility

from the streetscene. Overall therefore the impact on the conservation area is reduced. The proposal does include a roof terrace area for external amenity space however, this is set back by 2.2m. The space in front of this would be restricted from use by a planning condition. The reason being that roof terraces on the front elevations do not form part of the character of the area.

Overall it is considered that the amended scheme would not have a harmful impact on the character of the building or appearance of the area. Furthermore, the Conservation Officer is satisfied that the extension would not have a harmful impact on the St Faith's conservation area, subject to the use of high quality materials which would be conditioned. In this case details of acceptable materials have now been received and a compliance condition is therefore recommended.

No parking is provided for this development however, the existing flat does not have any parking provision and as the site is located within a sustainable town centre location, no parking provision is required. Cycle parking can be secured by condition.

(iii) Impact upon residential amenity

The immediate area on the south side of East Street is characterised by ground floor commercial units and residential flats above. The new extension would introduce windows at second floor level however, these would be positioned above existing first floor windows and therefore would not introduce any new element of overlooking. It would therefore be unreasonable to refuse the application on the potential for loss of privacy.

Overall it considered that the impact on the residential amenity would be limited and the proposal would therefore accord with Policy CS16 of the Local Plan (Core Strategy).

(iv) Other matters

As a new residential unit is being created, a contribution towards the Solent Mitigation Project is required. This is £210. The contribution has been paid and the relevant paperwork returned, The proposal therefore accords with Policy DM24 of the Local Plan. The proposal is also CIL liable for £8142.86.

8 Conclusion

The proposal would comprise a large residential flat in a town centre location and with limited impact and therefore is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00527 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:

Proposed elevations and floor plans - DN: 404 Rev G

Site and location plan - DN: 102

Email from Jason Bradwell dated 19/9/17 confirming roof material.

Reason: - To ensure provision of a satisfactory development.

- 3 The flat roof area at second floor level as shown hatched in the approved plan Drawing Number 404 Rev G shall not be used for the purposes of a terrace or balcony at any time whatsoever, but shall only be used for infrequent and occasional maintenance purposes only.

Reason: To safeguard the amenity of the conservation area and having due regard to policy CS11 and DM20 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework.

- 4 The external materials used shall be those shown on the Drawing Number 404 Rev G and the email dated 19th September 2017.

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.

- 5 The unit shall not be occupied until two secured cycle parking spaces have been provided and shall be retained thereafter for their intended purpose.

Reason: In the interests of providing sustainable transport options and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.