
Site Address: 72A West Street, Havant, PO9 1LN
Proposal: Replacement windows; installation of external staircase to north elevation; brick and render elevations to match existing.
Application No: APP/17/00019 Expiry Date: 02/03/2017
Applicant: Mr Harris
 BBC BUILD
Agent: Mr M Critchley Case Officer: Harriet Pitney
Ward: St Faiths
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey terraced building located on the northern side of West Street within the "Black Dog" Conservation Area.

The property has been constructed of red brick with yellow quoin's and a tile roof with a projecting bay window at first floor level and a small dormer to the front. The application site has been utilised previously for residential purposes with an element of retail use at ground floor level.

West Street is located within the Town Centre of Havant and forms an extension to one of the principal shopping streets. To the south side of West Street, there is a two storey block consisting of primarily retail at ground floor level and office accommodation at first floor level. The rear of the site is immediately adjacent to Havant Stream which separates the application site from the retail park to the rear.

2 Planning History

APP/16/01278 - Replacement single storey rear extension, alterations to fenestration and replacement front wall , PERM,06/02/2017

3 Proposal

This application is for replacement windows; the installation of an external staircase to the north elevation; and an alteration in materials to brick and render elevations to match the existing.

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)

Listed Building Grade: Not applicable.

Conservation Area: Black Dog

5 Statutory and Non Statutory Consultations

County Archaeologist

The Site is located adjacent to the Chichester to Bitterne Roman road, within the historic core of Havant and in an Area of High Archaeological Potential (AHAP). I would normally ask for an archaeological condition to be attached to any planning permission issued within an area such as this, but on this occasion the fact that the proposed development is of such a limited scale it is very unlikely that ground works will expose any interpretable archaeological features and/or deposits. As a result I will not wish to raise any archaeological issues in this instance.

Environment Agency

We can confirm that the Environment Agency has no objection in principle to the proposed development as submitted.

FAO Conservation Officer, Development Control

Principal Conservation Officer- amendments required

This property lies within the Black Dog Conservation Area. It is not specifically identified as a locally listed building but is a distinct feature in the local townscape and makes a positive contribution to the character and appearance of the conservation area. The existing windows are a mixture of Upvc and timber. The timber units in particular are in poor state of repair and appear in need of replacement.

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 substantive change is to the rear where a new external staircase is to be constructed a chimney removed on the existing outshot. The outshot will also have new tile hanging to the first floor and render to the ground floor. Given the limited public views in which the alterations and additions can be seen, I do not consider the change will have a material detrimental impact on the character and appearance of the conservation area.

It is also proposed to alter the current timber windows to Upvc. Upvc double glazed units are not traditionally accepted within Conservation Areas except in exceptional circumstances. However, due to the context of this building with its existing mix of Upvc units and the deteriorating appearance of the existing timber windows it is considered that UPVC windows are appropriate in this instance.

To ensure that the Upvc windows are not of a bulky appearance I would request that a condition is attached to any permission for detailed plans of the proposed windows. This is to ensure they are not out of keeping with the surrounding area and host building.

Condition: Window details to be submitted- these details have been sought from the agent prior to any approval of planning permission and have been incorporated within Condition 3 to avoid the need for any pre commencement condition.

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: 9

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 13/01/2017

Number of representations received: 0

Summary: No representations 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) 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 located within the defined urban area, therefore development is considered to be acceptable in principle subject to the usual development management criteria.

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

7.3 The only aspect of the proposal which would be readily visible from the streetscene of West Street would be the alteration to the current timber windows to UPVC. The existing windows currently comprises a mixture of both UPVC and timber and it is noted that the timber units are currently in a poor state of repair and in need of replacement.

7.4 As the property is located within the Black Dog Conservation Area, the Council's Conservation Officer has been consulted as part of this application and has concluded that whilst UPVC is not traditionally excepted within Conservation Areas, due to the context of this building with its existing mix of UPVC units and the deteriorating appearance of the existing timber windows, the UPVC windows proposed are appropriate in this instance.

7.5 The substantive change is to the rear of 72a West Street where a new external staircase is to be constructed and the existing chimney removed. The proposal also incorporates a change in materials to provide new tile hanging at first floor level and rendered elevations at ground floor level. It is considered that given the limited public views from which these alterations would be visible, the proposal is unlikely to result in

any impact which would harm the character and appearance of the Conservation Area.

- 7.6 On this basis, it is considered that the proposed development meets the requirements of Policy CS16 & CS11 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.7 The proposal for the external staircase initially caused concern by virtue of the relationship with the adjacent window to the west. This window currently serves a bedroom and as such it was considered that an external staircase in this location with people walking up and down the stairs in close proximity to this area would create an undesirable and unacceptable relationship in terms of the level of privacy. Having discussed these concerns with the agent, the application was revised to provide an obscurely glazed privacy screen to the landing area at a height of 1.89 metres. On this basis, it is not considered that this aspect of the development would result in any detrimental impact on the privacy of the adjacent neighbours.
- 7.8 The proposed change in materials and replacement windows would be unlikely to result in any impact which would be harmful to any of the adjacent neighbours, nor would the development result in any loss of light, or appear overbearing. On this basis, the proposal is considered to meet the principles and objectives of Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The proposed development is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00019 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 indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.
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 & block plan (16103-1110)- received 5th January 2017

Survey elevations (16103-3110)- received 5th January 2017

Amended proposed elevations (16103-511A)- received 14th February 2017

Proposed upper floor plan (16103-4120)- received 5th January 2017

Proposed ground floor plan (16103-411A)- received 5th January 2017
Survey upper floor plan (16103-2120)- received 5th January 2017
Survey ground floor plan (16103-2110)- received 5th January 2017
Heritage report (MHC/SAR/16103)- received 5th January 2017
Amended proposed fenestration- plans and elevations (16103-622B)- received 14th February 2017
Proposed fenestration- plans and elevations (16103-623A)- received 1st February 2017
Proposed fenestration- plans and elevations (16103-624A)- received 1st February 2017
Proposed fenestration- plans and elevations (16103-625A)- received 1st February 2017

Reason: - To ensure provision of a satisfactory development.