

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	Gary	Surname:	Robinson
Company name:					
Street address:	c/o agent				
Telephone number:					
Mobile number:					
Town/City:					
Fax number:					
Country:					
Email address:					
Postcode:					
Are you an agent acting on behalf of the applicant?					
☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Ian	Surname:	Knight
Company name:	Knight Architectural Design				
Street address:	7 Coldeast Way				
	Sarisbury Green				
Telephone number:	07801346479				
Mobile number:					
Town/City:	Southampton				
Fax number:					
Country:	United Kingdom				
Email address:					
Postcode:	SO31 7AT				
	ian@k-a-d.co.uk				

3. Description of the Proposal

Please describe the proposed development including any change of use:

Has the building, work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

tiles to match existing building

Walls - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

render

Windows - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

to match existing building (white upvc)

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

existing plans
proposed plans
traffic plan

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	8	10	2
Cycle spaces	2	11	9

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐
Septic tank ☐ Cess pit ☐ Other ☐

Are you proposing to connect to the existing drainage system?

☐ Yes ☐ No ☒ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

12. Assessment of Flood Risk

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

c) Features of geological conservation importance

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

14. Existing Use

Please describe the current use of the site:

offices

Is the site currently vacant?

☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

17. Residential Units

Proposed Key Worker Housing Total

Existing Key Worker Housing Total

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes ☐ No

Use Class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
B1 (a) - Office (other than A2)	240	0	43.6	43.6
Total	240	0	43.6	43.6

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

19. Employment

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area?

578.00

sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

n/a

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

23. Hazardous Substances

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding ("*agricultural holding*" has the meaning given by reference to the definition of "*agricultural tenant*" in section 65(8) of the Act).

Title: First name: Surname:

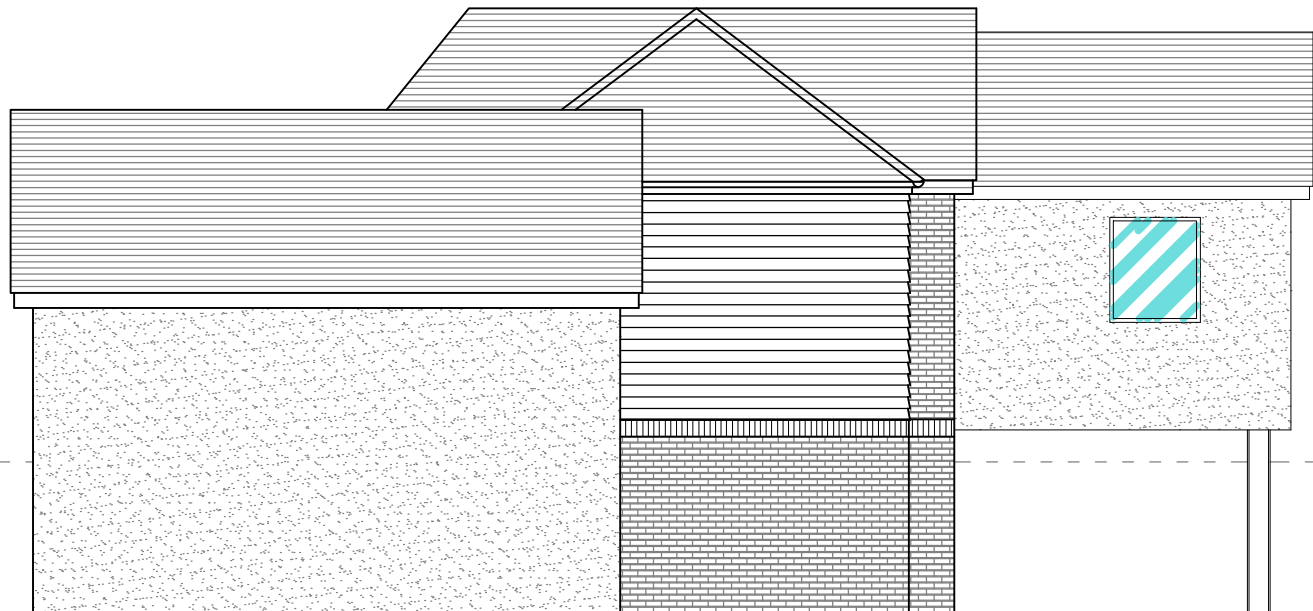
Person role: Declaration date: ☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



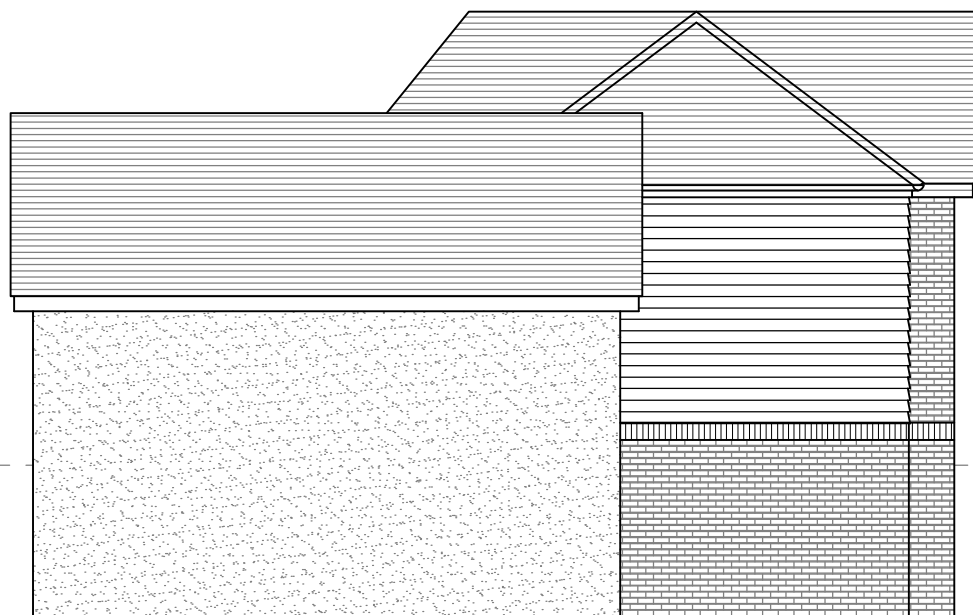
Date



PROPOSED NORTHEAST SIDE
ELEVATION



PROPOSED SOUTHWEST SIDE
ELEVATION



EXISTING NORTHEAST SIDE
ELEVATION



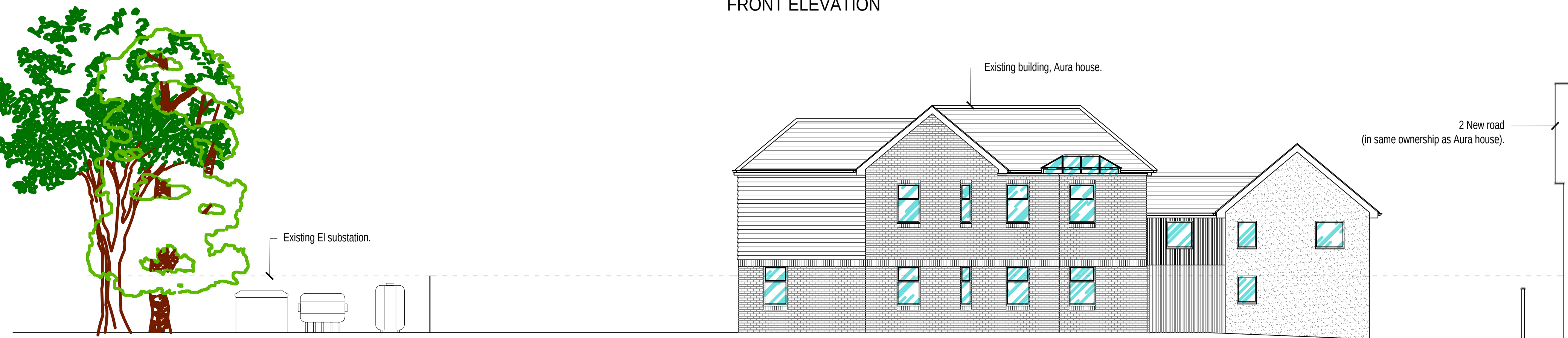
EXISTING SOUTHWEST SIDE
ELEVATION



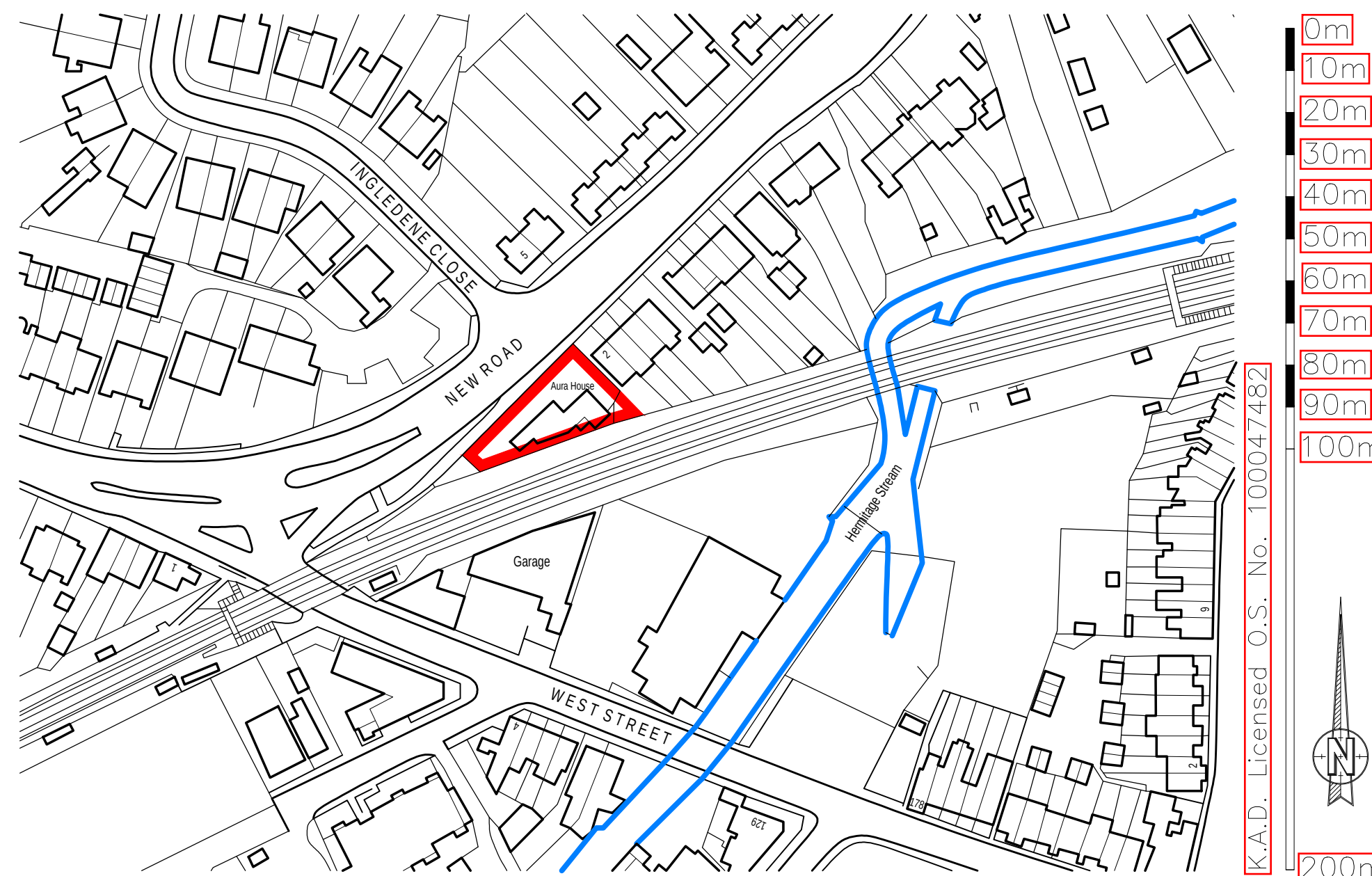
K NIGHT ARCHITECTURAL DESIGN K.A.D. Ltd. The Gatehouse, Admirals Wood 7 Coldeast Way Sarisbury Green Southampton SO31 7AT m: 07801 346 479 t: 01489 660 194 e: ian@k-a-d.co.uk		Project AURA HOUSE 2a NEW ROAD HAVANT	
Client GARY ROBINSON		Scale 1:100@A3	Date SEP 2016
Drawing ELEVATIONS	Project no. KAD	Sequential 05	Bldg/Floor A
		Detail EX&PP	Rev .



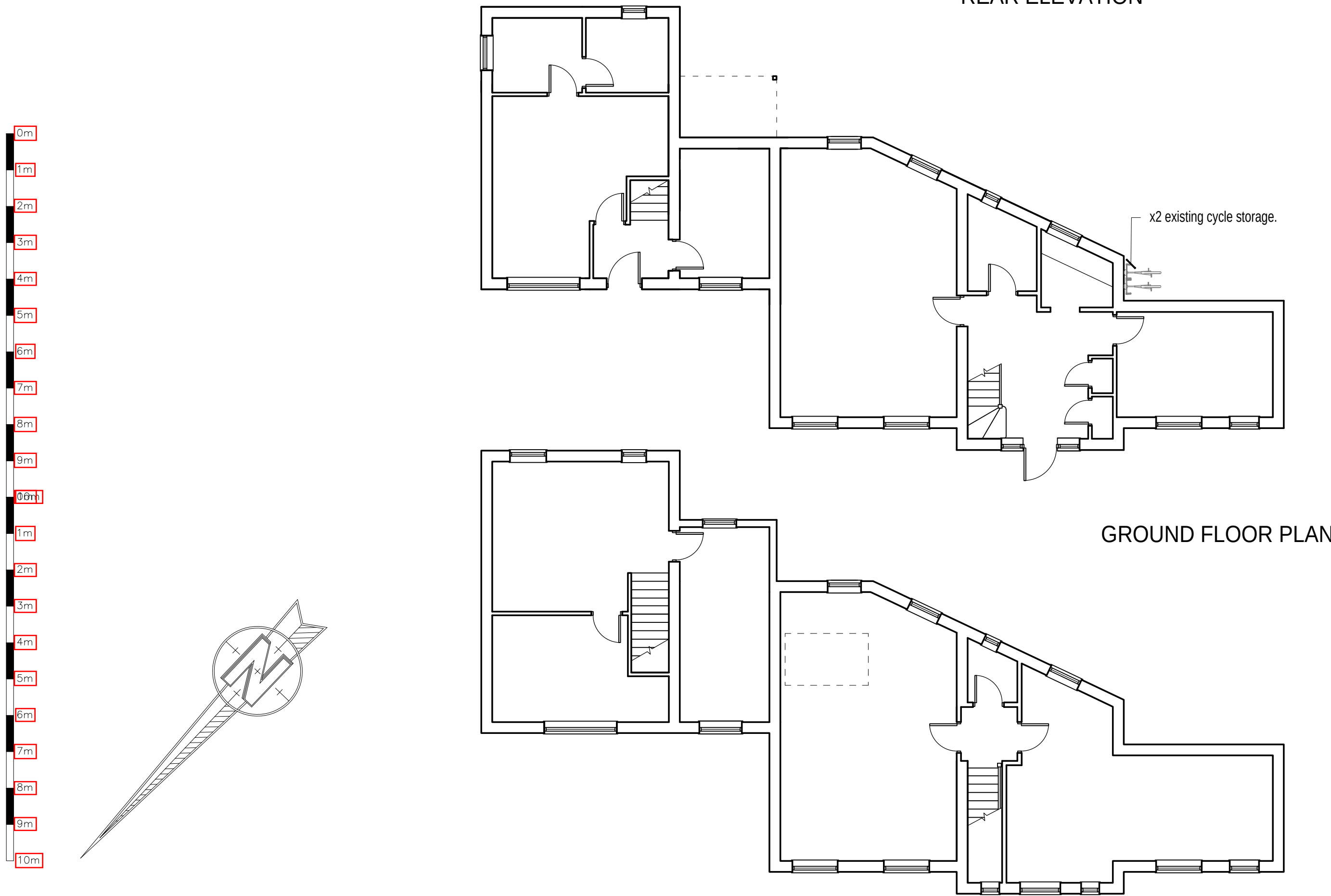
FRONT ELEVATION



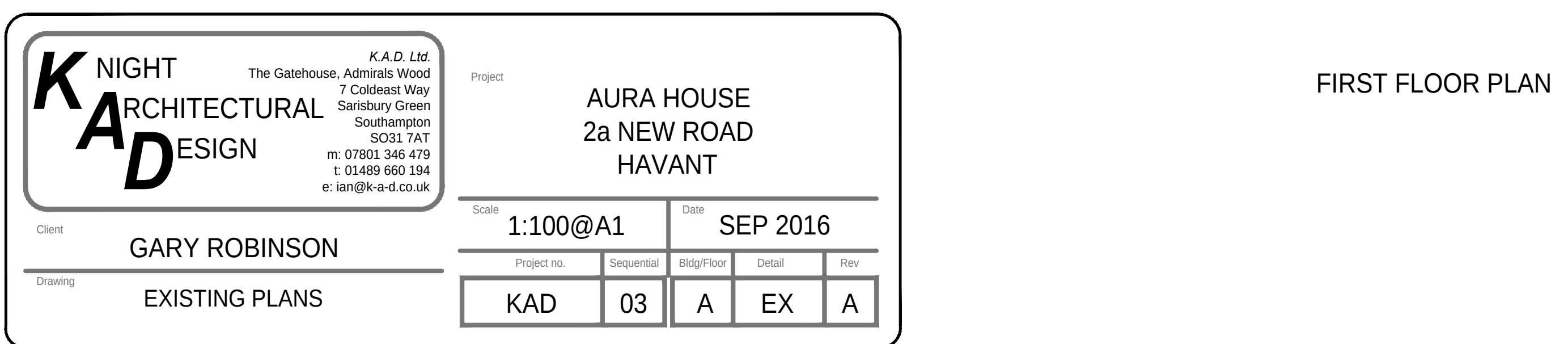
REAR ELEVATION



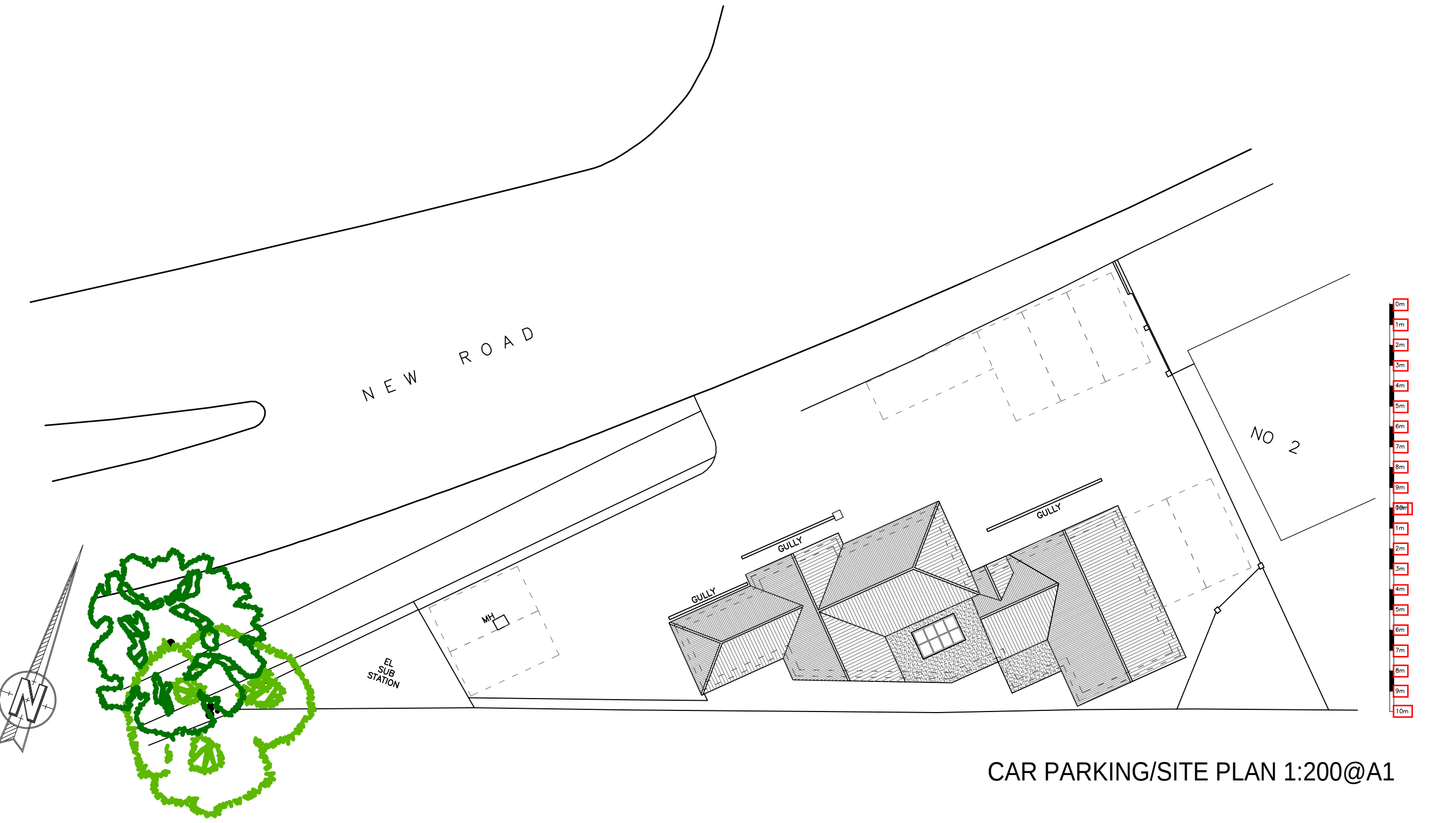
LOCATION PLAN 1:1250@A1



GROUND FLOOR PLAN



FIRST FLOOR PLAN



CAR PARKING/SITE PLAN 1:200@A1

K

NIGHT

A

ARCHITECTURAL

D

DESIGN

The Gatehouse, Admirals Wood
7 Coldeast Way
Sarisbury Green
Southampton
SO31 7AT
m: 07801 346 479
t: 01489 660 194
e: ian@k-a-d.co.uk

K.A.D. Ltd.

Client

GARY ROBINSON

Drawing

EXISTING PLANS

Project

AURA HOUSE
2a NEW ROAD
HAVANT

Scale

1:100@A1

Date

SEP 2016

Project no.

Sequential

Bldg/Floor

Detail

Rev

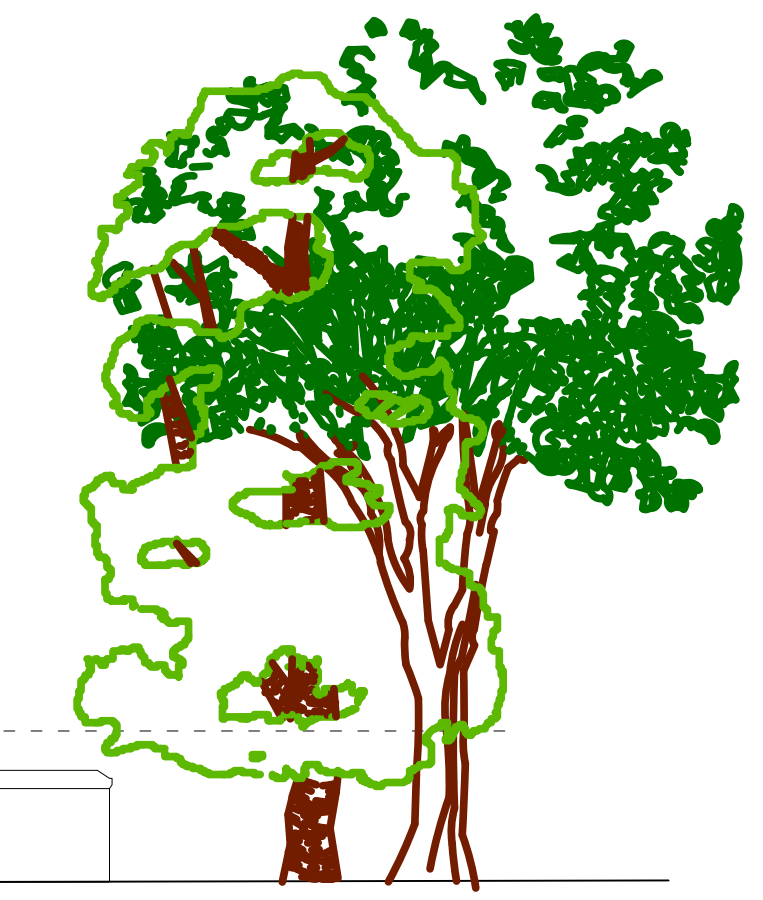
KAD

03

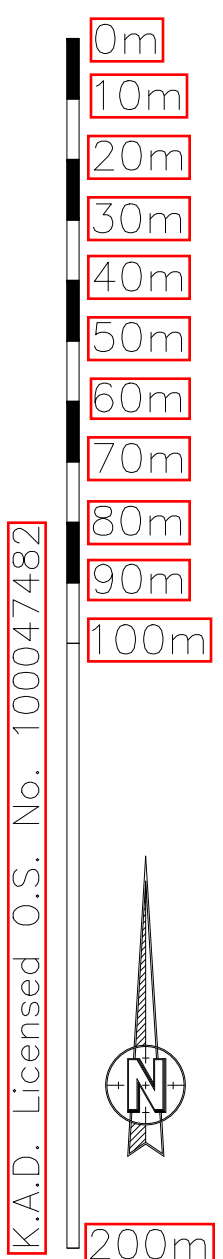
A

EX

A



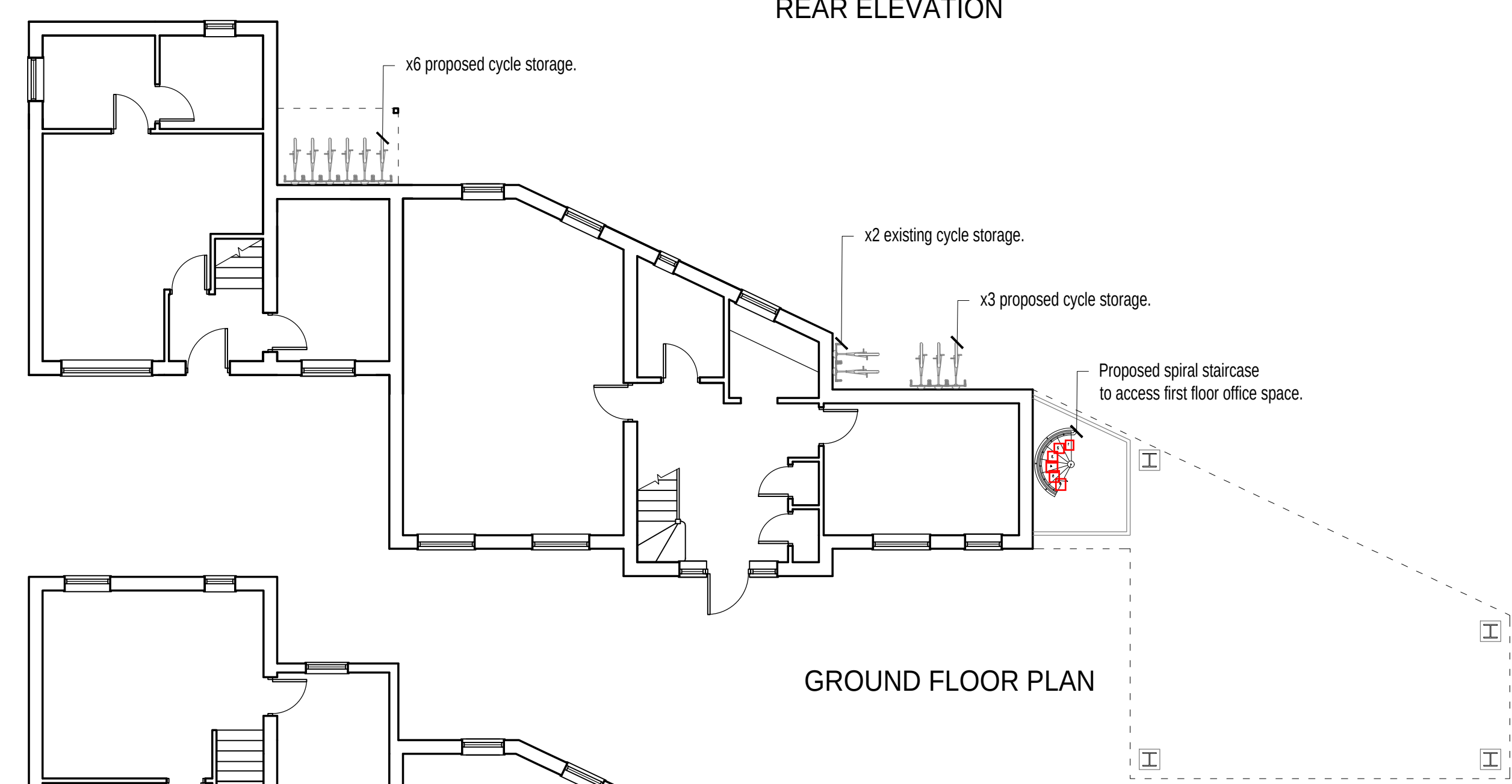
FRONT ELEVATION



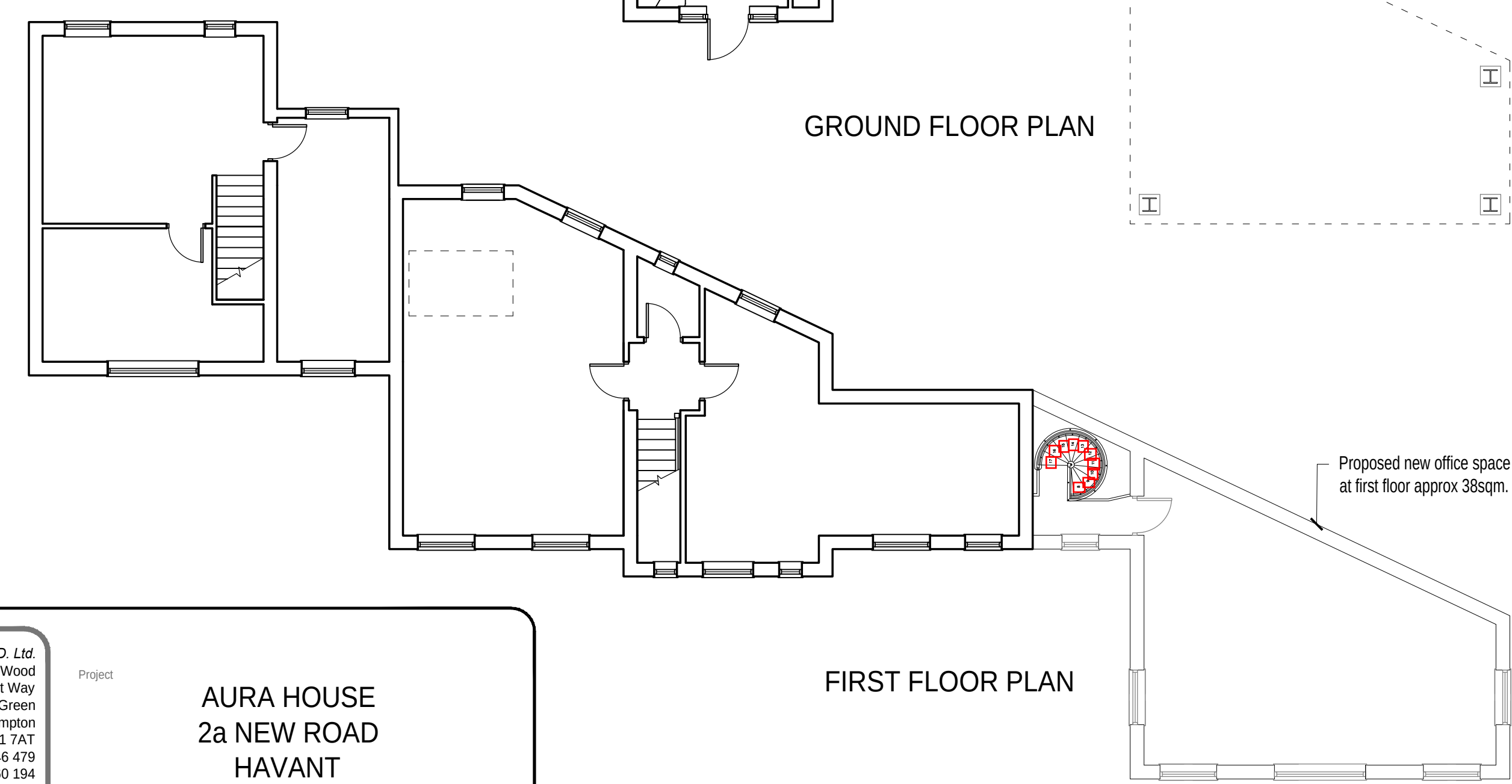
LOCATION PLAN 1:1250@A1



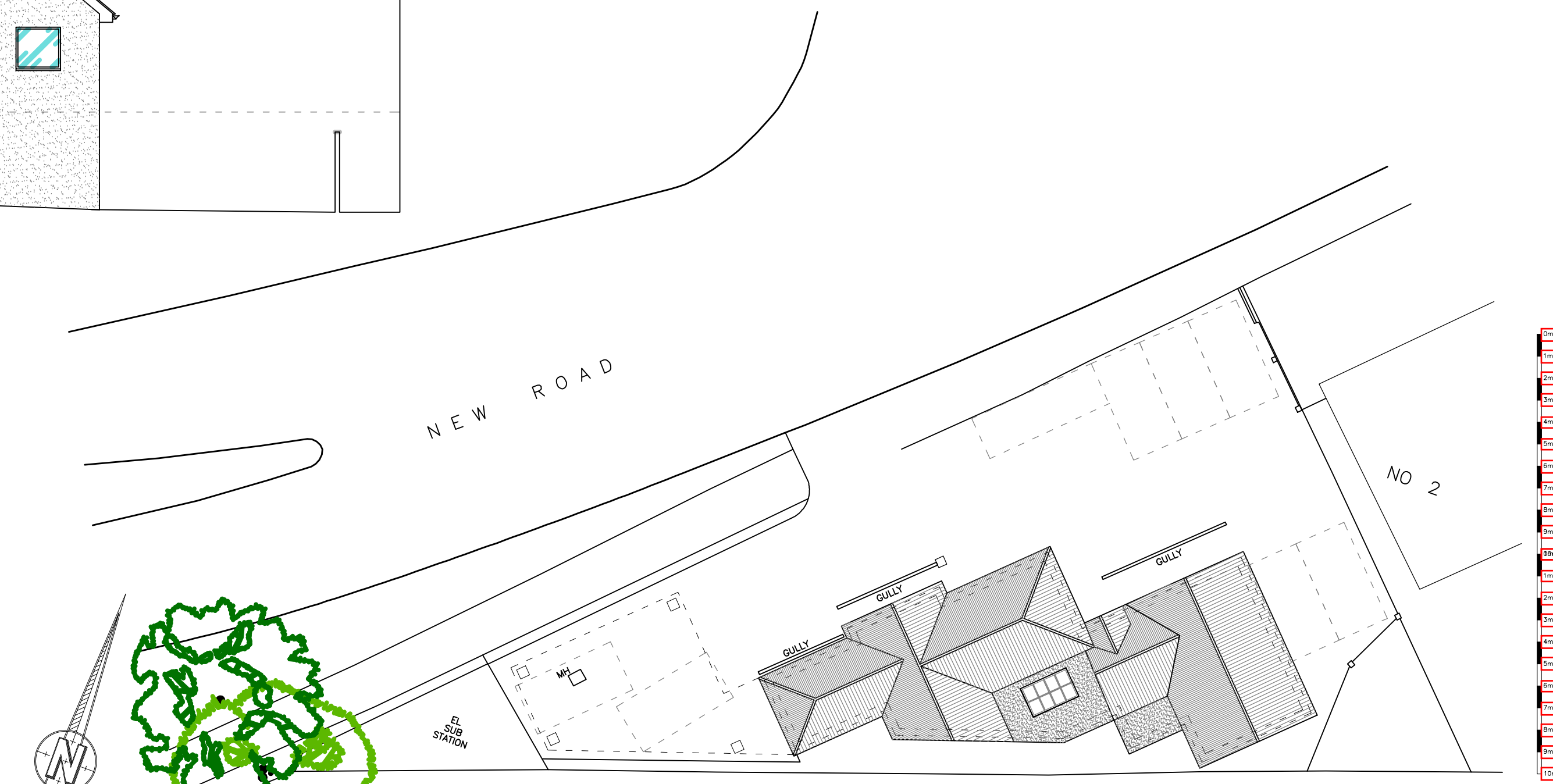
REAR ELEVATION



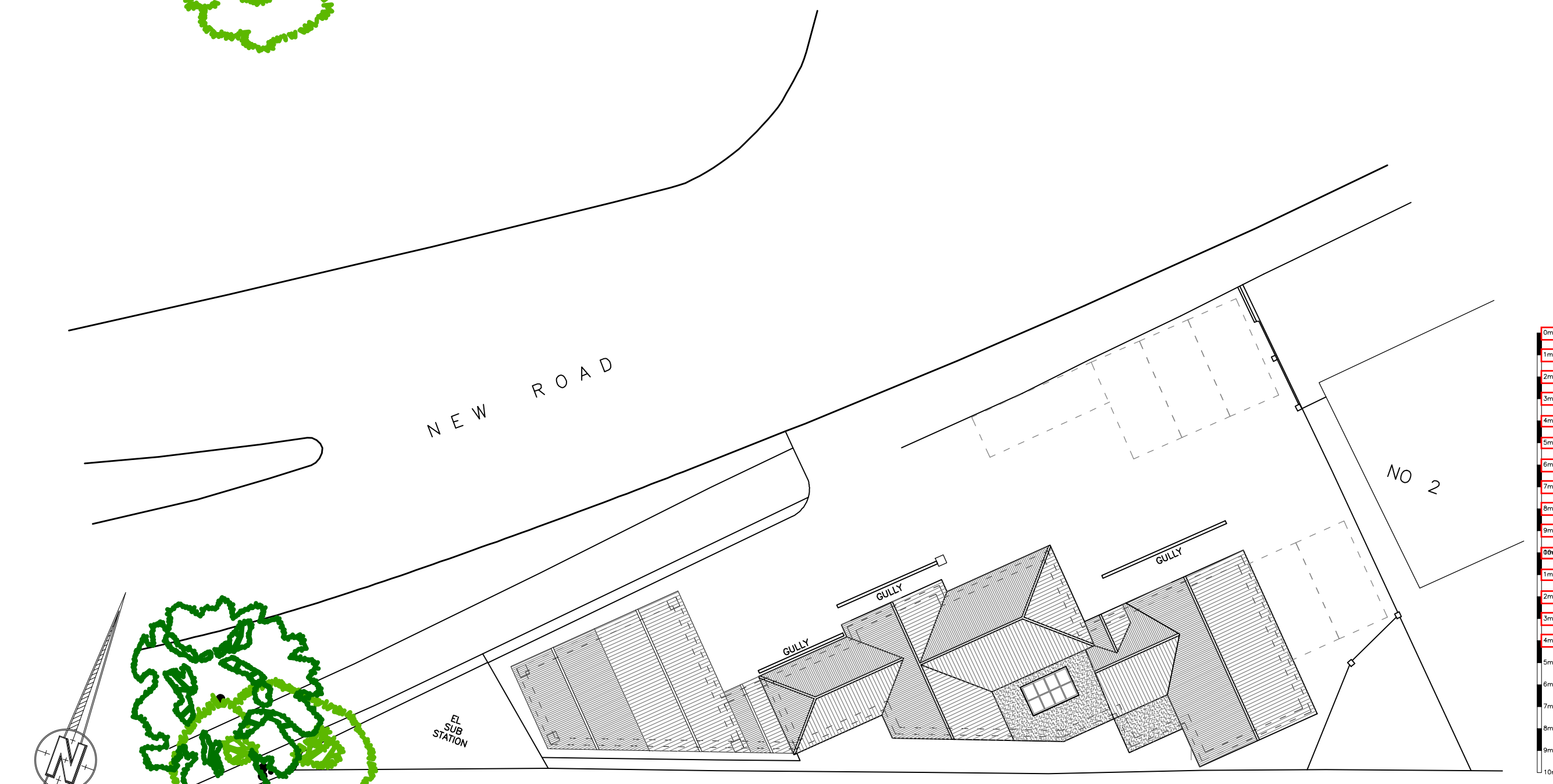
GROUND FLOOR PLAN



FIRST FLOOR PLAN



CAR PARKING PLAN 1:200@A1



SITE PLAN 1:200@A1

 KAD NIGHT ARCHITECTURAL DESIGN The Gatehouse, Admirals Wood 7 Coldeast Way Sarisbury Green Southampton SO13 7AT m: 07801 346 479 t: 01489 660 194 e: ian@k-a-d.co.uk	Project _____ AURA HOUSE 2a NEW ROAD HAVANT														
Client _____ GARY ROBINSON	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Scale</td> <td style="width: 50%;">Date</td> </tr> <tr> <td style="text-align: center;">1:100@A1</td> <td style="text-align: center;">SEP 2016</td> </tr> <tr> <th>Project no.</th> <th>Sequential</th> <th>Bldg/Floor</th> <th>Detail</th> <th>Rev</th> </tr> <tr> <td style="text-align: center;">KAD</td> <td style="text-align: center;">04</td> <td style="text-align: center;">A</td> <td style="text-align: center;">PP</td> <td style="text-align: center;">A</td> </tr> </table>	Scale	Date	1:100@A1	SEP 2016	Project no.	Sequential	Bldg/Floor	Detail	Rev	KAD	04	A	PP	A
Scale	Date														
1:100@A1	SEP 2016														
Project no.	Sequential	Bldg/Floor	Detail	Rev											
KAD	04	A	PP	A											
Drawing _____ PROPOSED PLANS															

Design and Access statement Aura House, 2a New Road, Havant.

Resubmission of APP/16/00928



Front view of Aura House – 2a New Road

Aura House is situated on the triangle of land between New Road and West Street, the property is in the ownership of our client Mr. Gary Robinson.

The site's recent planning history comprises a two storey office block extension to the existing building which was granted permission on 10/12/2014 and a small infill section between the existing building and the new two storey section which was granted on 19/10/2015.

A pre-app was submitted for a new extension to the western elevation around the end of April 2016 with a response returned on 6th May 2016. The two main concerns in the pre-app response were regarding the mass of the extension and its effect on the parking levels within the site.

The last application on the site was APP/16/00928 for a proposed undercroft office extension which was taken to the development management committee on the 8th December 2016, it was

subsequently refused at committee under the planning officers recommendation that its siting, design, size, materials, height, mass and bulk would have a harmful impact and be contrary to policy CS16. We point out later however that the council member's only concern related to parking.

This design and access statement now accompanies a resubmission scheme at the same site taking into account the reasons for refusal.

This proposal is for the addition of a new two storey extension to the western elevation with undercroft parking at ground floor; at first floor the proposed floor area is approximately 38sqm. For this new scheme we are suggesting that the previously proposed double gable roof plane is altered to form a new hipped roof towards the southwestern side of the building running into a gable. This amendment to the roof plane would fall within policy CS16 as it identifies and responds positively to the existing features of local character within the proposed development – it also uses characteristics of the locality to inform the design by using existing steps in ridge heights, a combination of gable and hipped roof forms as well as the existing building lines owing to the tapering nature of the rear boundary of the site. We also feel that the new scheme does not have a harmful impact on the amenity of neighbours according to the factors set out in CS16 1. e) It also would have the added benefit of further protecting the public realm from noise issues with the train line to the rear by way further screening from the building – Noise assessments and details for mitigating the risk will be implicated prior to occupation.



Area to be developed on Aura House

Sticking to policy CS16 (as this was the only policy relevant to refusal) the development has been designed to have a positive relationship between the existing and proposed buildings by means of; altering the proposed materials from render to a mix of tile hanging and brick banding (as can be seen in the accompanying plans), makes provision for the management and maintenance of the development by the uses of undercroft parking allowing access and maintenance to the rear of the building. Streets will not be dominated by vehicular traffic (as stated by the highways development engineer, the scheme meets the HBC standards) and the layout of the scheme is legible in terms of orientation and manoeuvrability due to three access points with this amended scheme allowing the buildings to be linked together at first floor.

One key feature the scheme implements is its ability to adapt to the changing needs of the users of the building over its lifespan. The applicant has always sort to create a place where people want to

work within their locality and has expressed concerns to councillors over the lack of job opportunities for young people in particular, within their ward - with many having to travel as far as Southampton to find employment. The site has already proven that it is successful in recruiting local people and businesses and the potential to provide a further office unit can only increase the job opportunities that are available. The business case for this development is solid and is supported by the councils corporate strategy as well as creating a new opportunity for a local business in a new state of the art office facility which boasts 4G broadband with close links to rail and bus as well as the motorway. Further evidence relating to the business case for the development can be seen in the attached letter from Codepotato Limited who are an existing tenant in Aura House.

APP/16/00928 received no concerns or comments from the public realm or councillors and only minimal concerns from environmental health which can be addressed post approval if needed through conditions. Policy CS16 is a subjective policy and to say the proposal would fall foul of this is, in our opinion, a misjudgement and as such we feel that the development does actually meet the relevant requirements set out in CS16. Although not on public record as the minutes of the development management committee do not fully reflect the debate, the main reason the majority of councillors wanted to refuse was based on the parking standards – the chair had to bring the hearing back to the point numerous times and as such we feel that the decision was biased and not properly discussed for the recommended reasons. We had one constructive comment regarding the use of materials such as tile hanging and brick banding rather than render and as such we have taken on board this suggestion.

The parking levels on the site, specifically the undercroft area, are not constraining the parking and turning abilities which the highways development engineer has signed off on in the previous application and has stated they meet HBC parking standards for the whole site (the parking layout and levels have not changed from APP/16/00928).

For the previous extension a total number of 8 spaces were sought by highways to be sufficient for Aura house, in our proposed plans we have shown an additional 2 spaces on site (taking the total onsite up to 10) whilst retaining turning facilities to be able to enter and exit in a forward gear. As existing there is capacity for 2 cycles to be stored at the rear of the building, we are proposing a further 9 secure cycle stores to the rear to over compensate as parking was raised as a main issue.

Accompanying the existing and proposed plans with this application is a traffic plan to help demonstrate that whilst New Road is a busy road there are numerous areas to park throughout the day with free on-road parking. The number 23 Stagecoach bus goes straight past the site with a bus stop 2 minutes down the road, Bedhampton train station is also immediately adjacent to the site with trains running from early morning to late at night to a wide range of locations.

Train and bus time tables will be on view for visitors and staff to encourage them to take alternative means of transport, as stated in the previous application at the site.

We always try to work as closely with the LPA as possible and welcome suggestions and comments necessary to the application to work towards a positive outcome.

Kind Regards,

Tom Peters

☎ 01489 660194
☎ 07590 762966
✉ tom@k-a-d.co.uk
🌐 www.k-a-d.co.uk

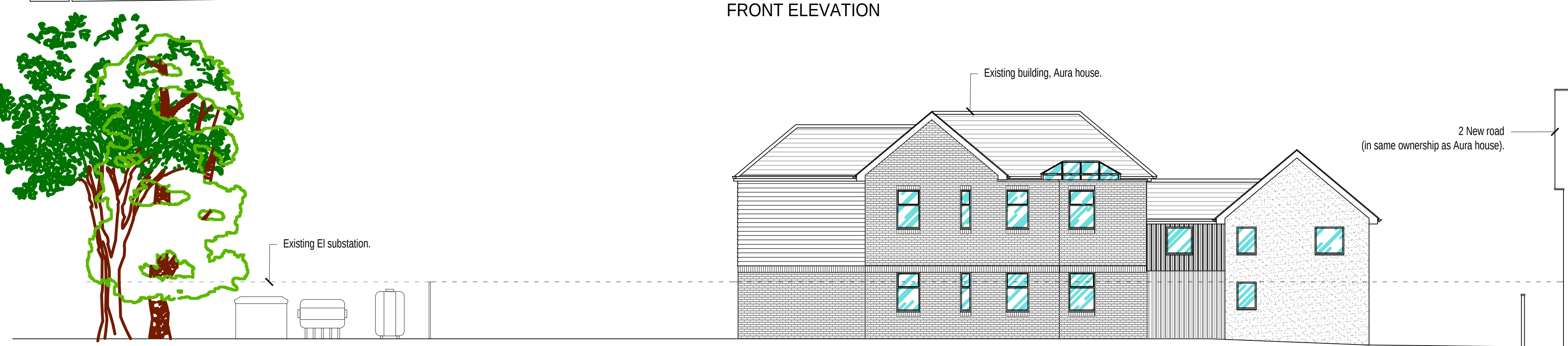
📍 Ground Floor Suite, 94 Richmond Court, Botley
Road, Park Gate, Southampton, SO31 1BA

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A^{ARCHITECTURAL}
D^{DESIGN}

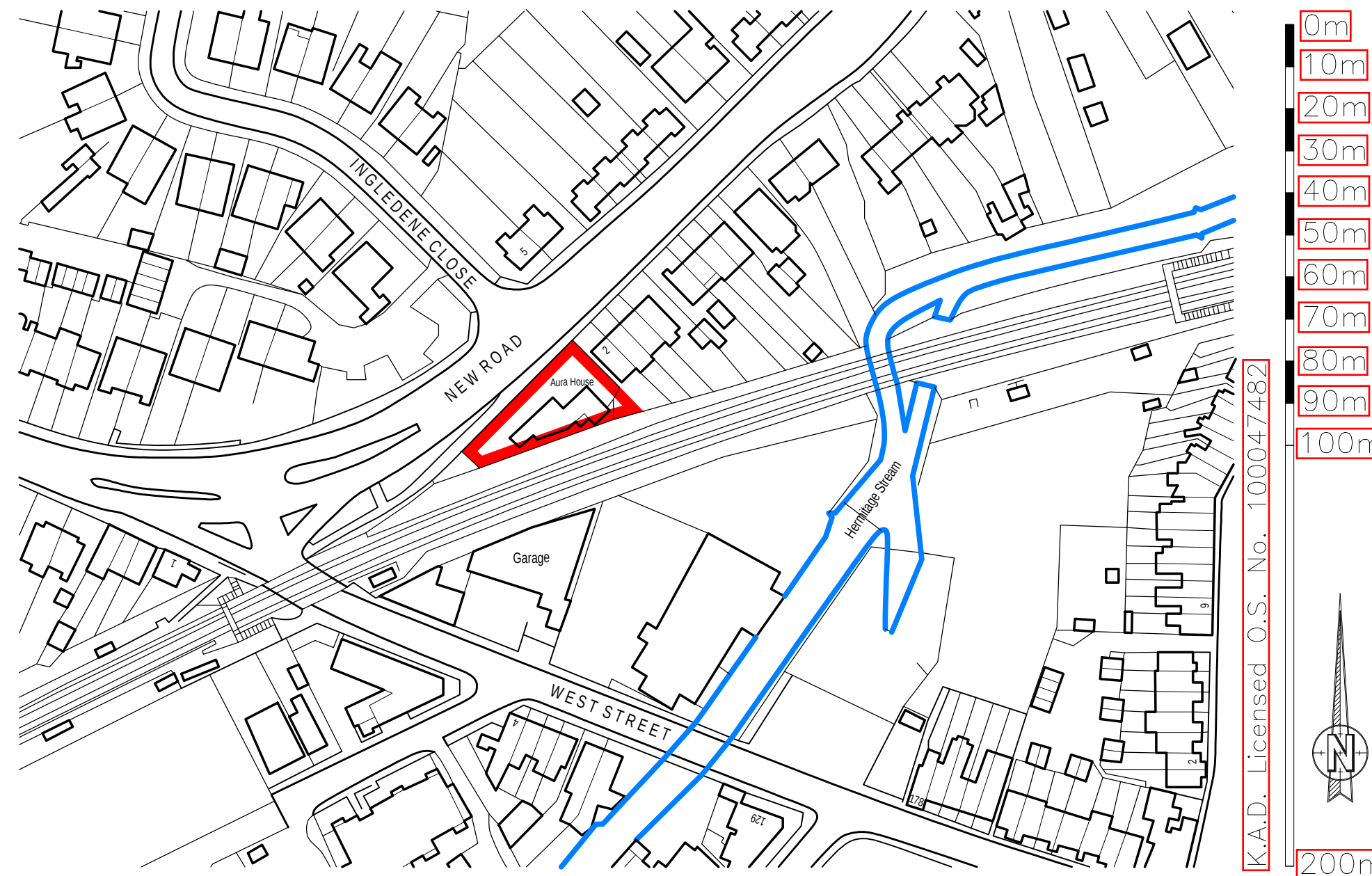




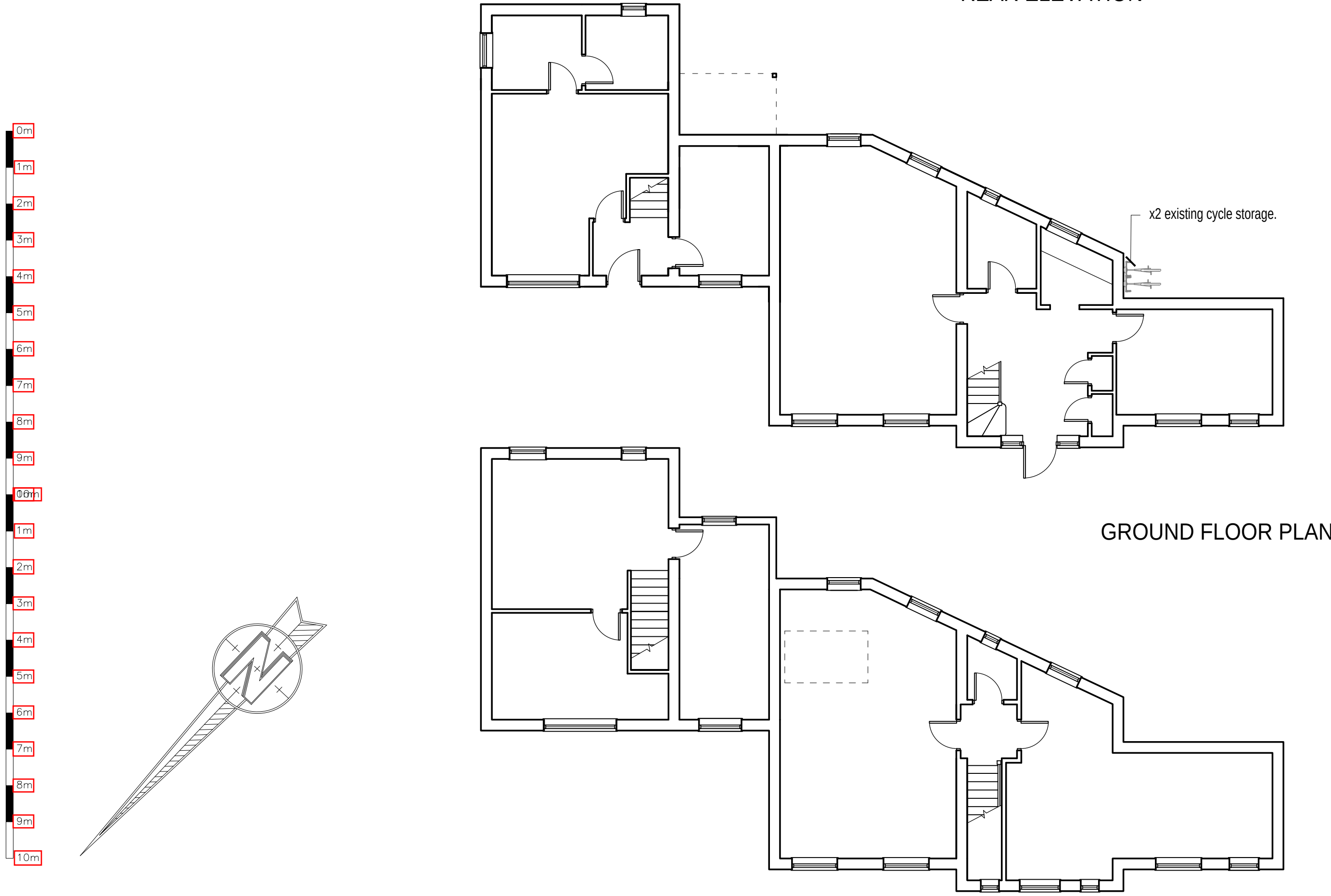
FRONT ELEVATION



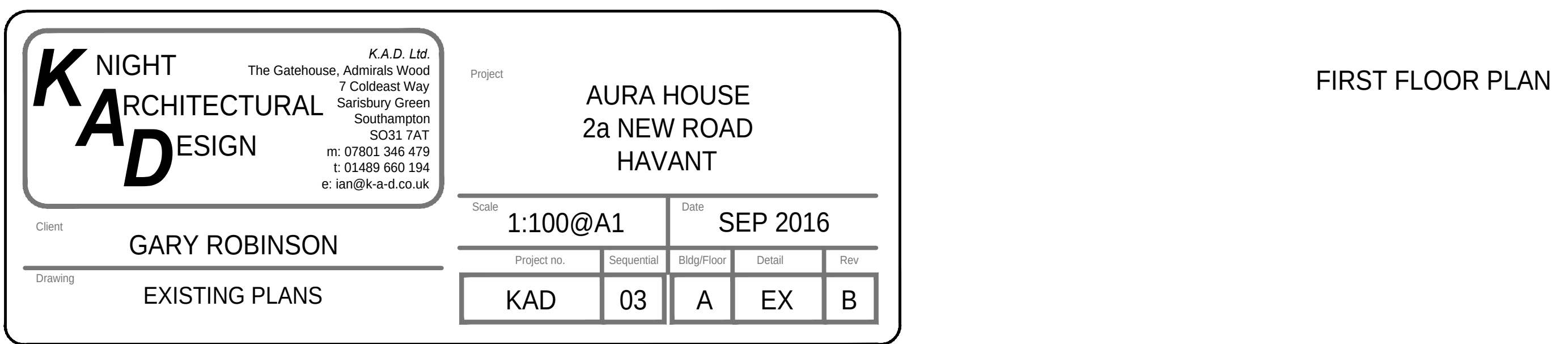
REAR ELEVATION



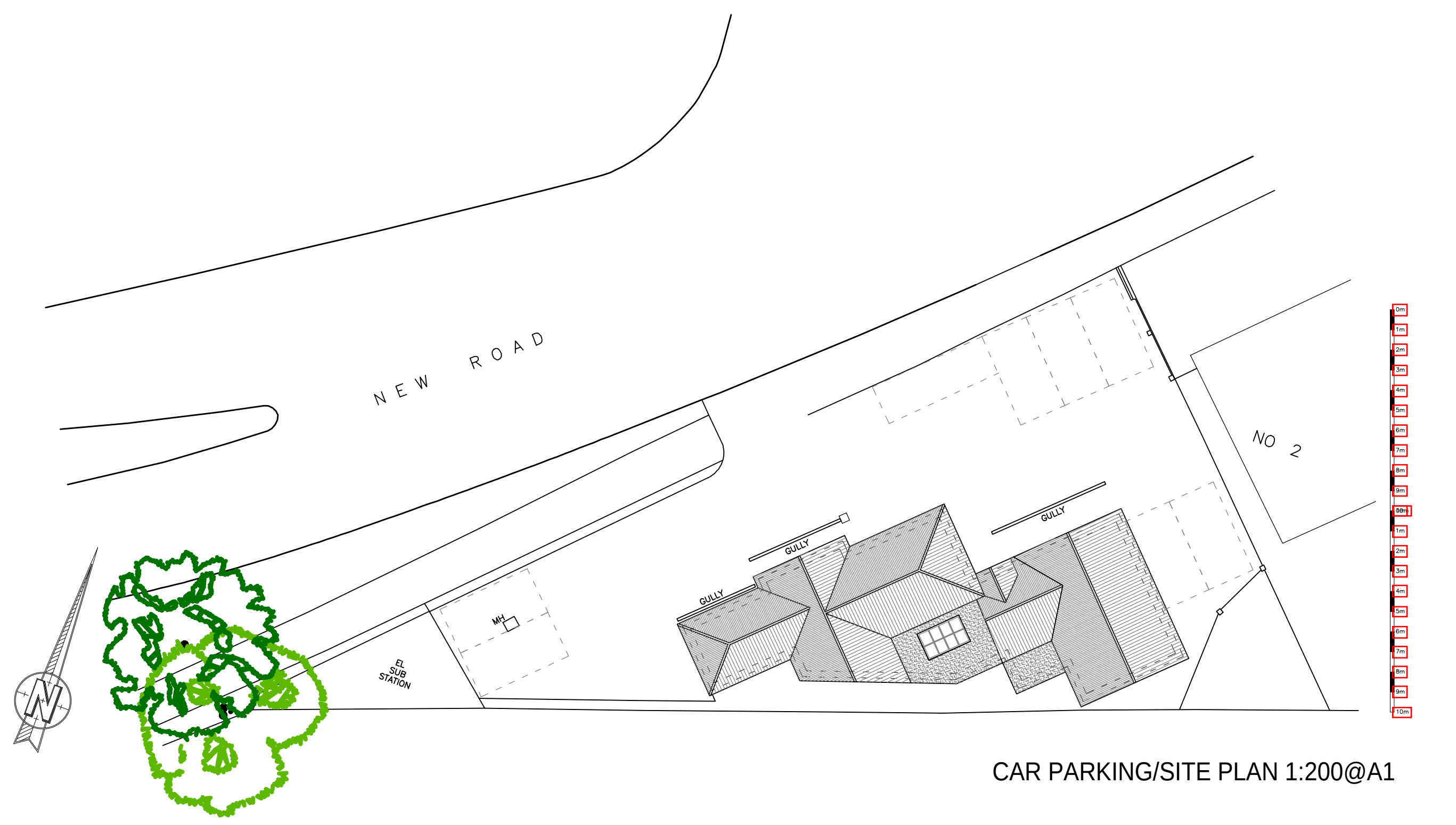
LOCATION PLAN 1:1250@A1



GROUND FLOOR PLAN



FIRST FLOOR PLAN



CAR PARKING/SITE PLAN 1:200@A1

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DESIGN

The Gatehouse, Admirals Wood
7 Coldeast Way
Sarisbury Green
Southampton
SO31 7AT
m: 07801 346 479
t: 01489 660 194
e: ian@k-a-d.co.uk

K.A.D. Ltd

Client

GARY ROBINSON

Drawing

EXISTING PLANS

Project

AURA HOUSE
2a NEW ROAD
HAVANT

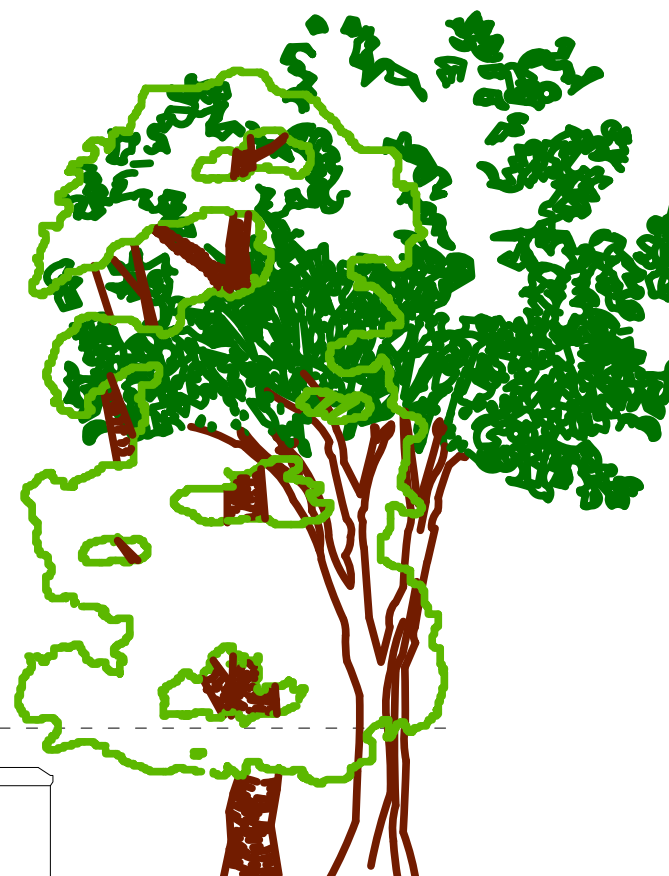
Scale

1:100@A1

Date

SEP 2016

Project no.	Sequential	Bldg/Floor	Detail	Rev
KAD	03	A	EX	B

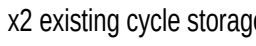


Existing building, Aura house.

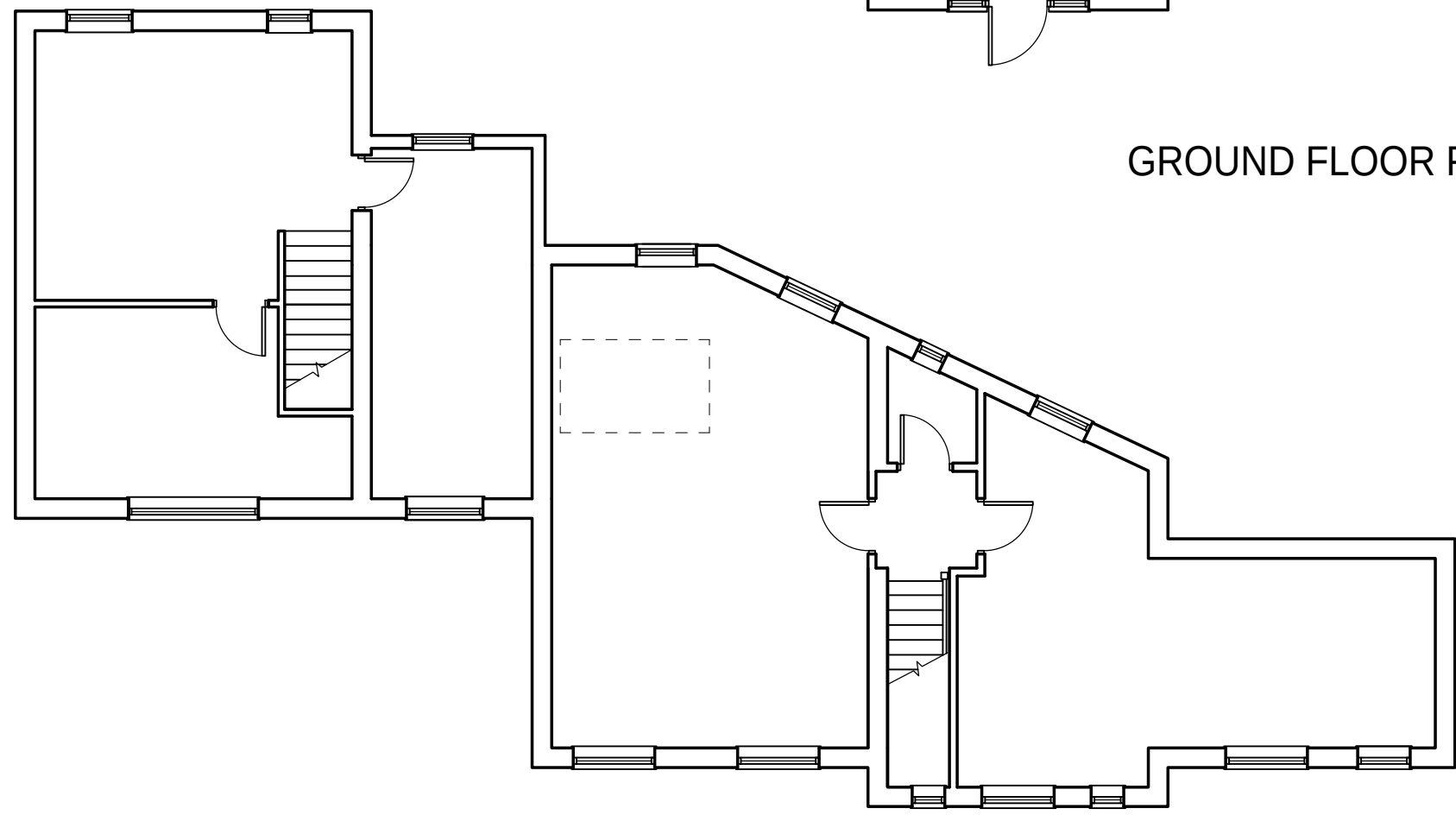
2 New road
(in same ownership as Aura house).



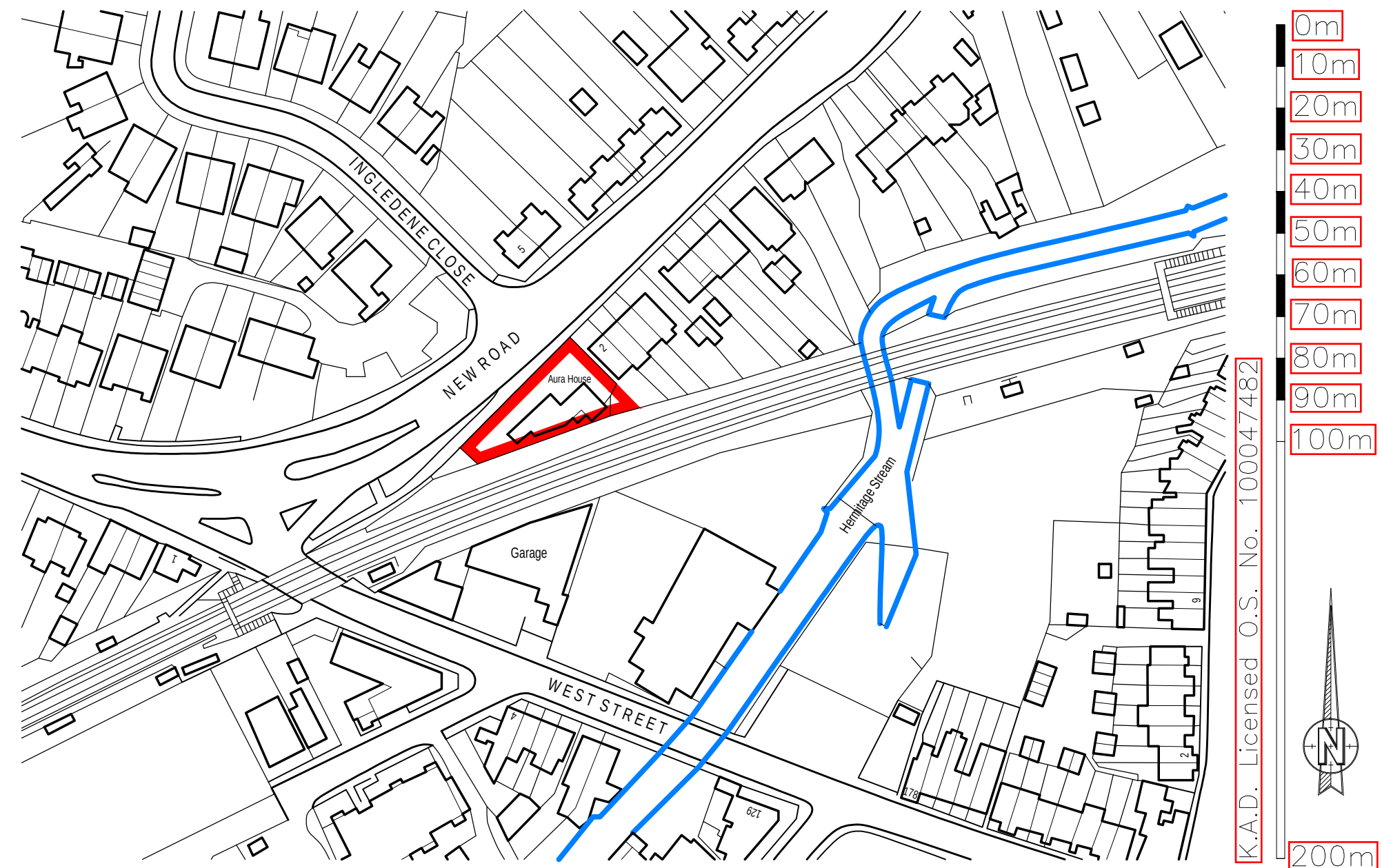
REAR ELEVATION



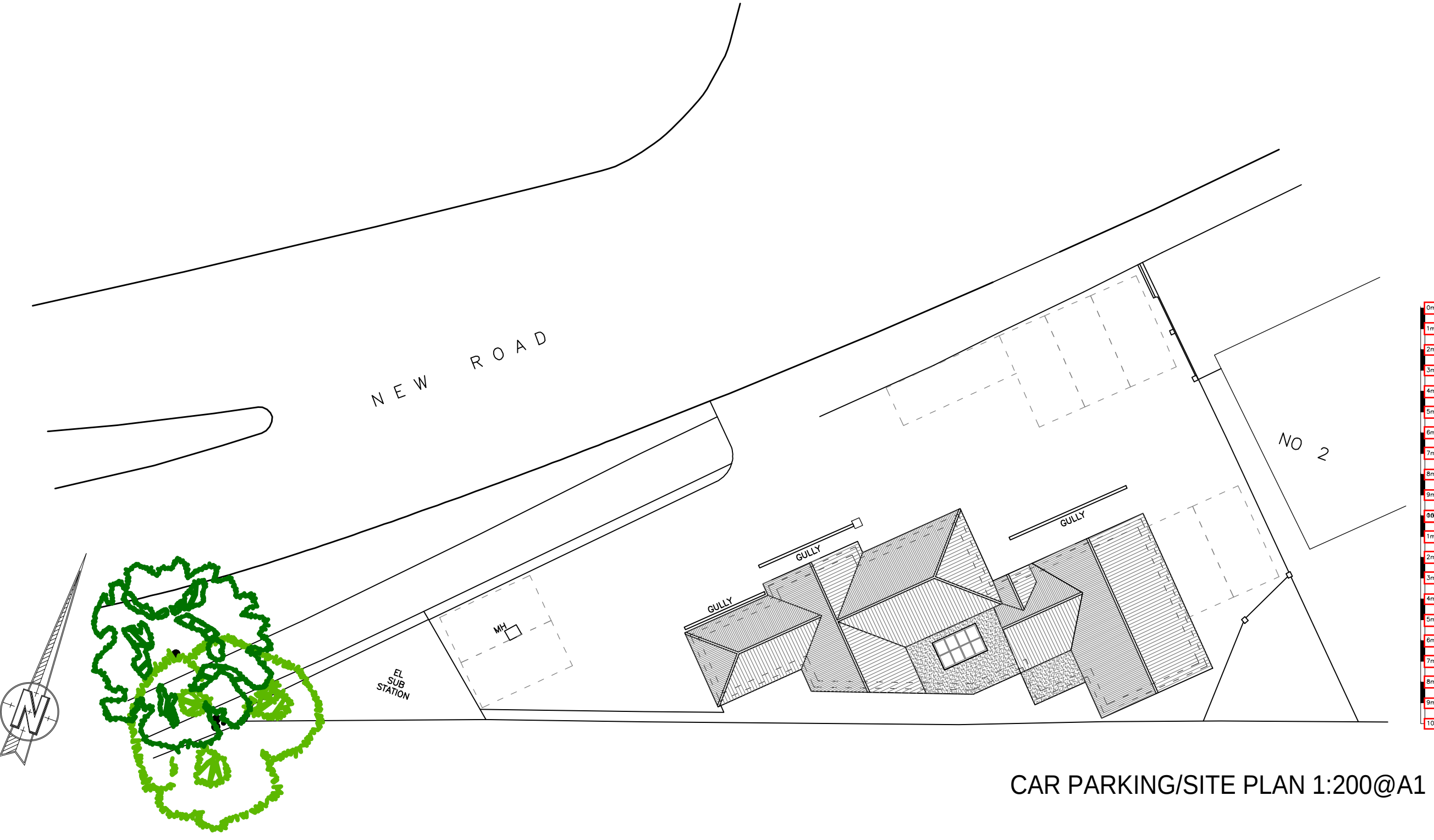
GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOCATION PLAN 1:1250@A1



CAR PARKING/SITE PLAN 1:200@A1

KAD NIGHT ARCHITECTURAL DESIGN	<i>K.A.D. Ltd.</i> The Gatehouse, Admirals Wood 7 Coldestay Way Sarisbury Green Southampton SO31 7AT m: 07801 346 479 t: 01489 660 194 e: ian@k-a-d.co.uk	Project AURA HOUSE 2a NEW ROAD HAVANT																	
Client GARY ROBINSON	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> Scale 1:100@A1 </td> <td style="width: 50%; padding: 5px;"> Date SEP 2016 </td> </tr> <tr> <td style="padding: 5px;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 25%;">Project no.</th> <th style="width: 25%;">Sequential</th> <th style="width: 25%;">Bldg/Floor</th> <th style="width: 25%;">Detail</th> <th style="width: 25%;">Rev</th> </tr> <tr> <td style="text-align: center; font-size: 24px; font-weight: bold;">KAD</td> <td style="text-align: center; font-size: 24px; font-weight: bold;">01</td> <td style="text-align: center; font-size: 24px; font-weight: bold;">A</td> <td style="text-align: center; font-size: 24px; font-weight: bold;">EX</td> <td style="text-align: center; font-size: 24px; font-weight: bold;">.</td> </tr> </table> </td> <td colspan="4"></td> </tr> </table>		Scale 1:100@A1	Date SEP 2016	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 25%;">Project no.</th> <th style="width: 25%;">Sequential</th> <th style="width: 25%;">Bldg/Floor</th> <th style="width: 25%;">Detail</th> <th style="width: 25%;">Rev</th> </tr> <tr> <td style="text-align: center; font-size: 24px; font-weight: bold;">KAD</td> <td style="text-align: center; font-size: 24px; font-weight: bold;">01</td> <td style="text-align: center; font-size: 24px; font-weight: bold;">A</td> <td style="text-align: center; font-size: 24px; font-weight: bold;">EX</td> <td style="text-align: center; font-size: 24px; font-weight: bold;">.</td> </tr> </table>	Project no.	Sequential	Bldg/Floor	Detail	Rev	KAD	01	A	EX	.				
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KAD	01	A	EX	.															
Drawing EXISTING PLANS																			

From: David Eaves <David.Eaves@havant.gov.uk>
Sent: 10 March 2017 10:15
To: Tom Peters
Subject: RE: Aura House APP/16/00928

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Mr Peters,

I refer to your email of the 28th February and in particular to your amended plans/elevations and make the following comments in relation to the revisions:

1. I can confirm that the proposal to use matching materials is considered to represent an improvement to the previous scheme and would help in making the building pick up on the character of the existing main building.
2. The simplified roof design again links to the design of the main building and is considered an improvement to the previous proposal.
3. I would recommend that an alteration to the front elevation is made . The central three light window should be changed to two single light windows spaced regularly with the other two windows. This would allow for the front gable feature to read visually as being 'supported' by the wall below it rather than the eaves line finishing above the window.
4. You also mentioned that further information in relation to the business case for the development would be put forward with the new application and I would encourage this so that the business case can be fully understood and explored.
5. As you are aware there remain concerns in relation to the prominence of the extension which would be set well forward of the existing building. I would encourage you to consider setting the proposed extension further back on the site (although it is recognised that the site has a restricted depth). In order to aid the assessment of the impact of the development on the street scene and the existing building I would recommend that perspective visuals are submitted with views from New Road from the North-east and from the west provided.
6. Finally I would ask that any application be submitted with a Design and Access Statement that addresses how the revised proposals are seeking to address the reason for refusal in relation to application ref: APP/16/00928.

The proposed Office Extension would by reason of its prominent siting, design, size, materials, height, mass and bulk have a harmful impact on the character and appearance of the area, detract from the appearance of the existing main building and represent an overdevelopment of this shallow and constricted site. The proposal would therefore conflict with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Council Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework.

I trust that the above comments are helpful.

Regards

David Eaves

David Eaves
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www.twitter.com/havantborough

From: Tom Peters [<mailto:tom@k-a-d.co.uk>]
Sent: 28 February 2017 13:24
To: David Eaves
Cc: Ian Knight
Subject: RE: aura house

Hi David

Hope your well, attached is the revised scheme for Aura House, 2a New Rd, Havant.
We feel that the reasoning for refusal in the previous scheme has been addressed in this slightly revised one but, as mentioned before we welcome any suggestions you may have relating to this scheme which will enable us all to work to a positive outcome at the proposed site.

I attach all information that we will be looking to submit for the resub, please don't hesitate to get in touch if there is anything else I can send over that may help you asses the scheme better.

Kind Regards,

Tom Peters

01489 660194
07590 762966
tom@k-a-d.co.uk
www.k-a-d.co.uk

Ground Floor Suite, 94 Richmond Court, Botley
Road, Park Gate, Southampton, SO31 1BA

K^{NIGHT}
A^{ARCHITECTURAL}
D^{ESIGN}



From: David Eaves [<mailto:David.Eaves@havant.gov.uk>]
Sent: Monday, February 13, 2017 2:13 PM
To: Tom Peters
Subject: RE: aura house

Dear Mr Peters

Further to our telephone conversation today, I can confirm that any amended scheme would need to concentrate on seeking to address the reason for refusal of the previous application.

I understand that you will be submitting a sketch plan for consideration and that a further planning application is likely to be submitted.

You also mentioned that further information in relation to the business case for the development would be put forward with the new application and I would encourage this so that the business case can be fully understood and explored.

As I final point I would re-iterate that the changes required need to be significant in my view to seek to address the reason for refusal:

The proposed Office Extension would by reason of its prominent siting, design, size, materials, height, mass and bulk have a harmful impact on the character and appearance of the area, detract from the appearance of the existing main building and represent an overdevelopment of this shallow and constricted site. The proposal would therefore conflict with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Council Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework.

Regards

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www.havant.gov.uk
www.facebook.com/havantboroughcouncil
www.twitter.com/havantborough

From: Tom Peters [<mailto:tom@k-a-d.co.uk>]
Sent: 06 February 2017 12:43
To: David Eaves
Cc: Ian Knight
Subject: aura house

Hi David

Just wondered if you have had a chance to read my last email to you? I would really like to have a constructive talk about whether you feel there is anything that could be amended for our resubmission. I apologise that I'm chasing so much but I have the client wanting to proceed with the resub and ideally I would like to work with you resolve the issues highlighted at committee to submit an approvable scheme.

I look forward to hearing back from you.

Kind Regards,

Tom Peters

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07590 762966
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From: David Eaves <David.Eaves@havant.gov.uk>
Sent: 13 February 2017 14:13
To: Tom Peters
Subject: RE: aura house

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Mr Peters

Further to our telephone conversation today, I can confirm that any amended scheme would need to concentrate on seeking to address the reason for refusal of the previous application.

I understand that you will be submitting a sketch plan for consideration and that a further planning application is likely to be submitted.

You also mentioned that further information in relation to the business case for the development would be put forward with the new application and I would encourage this so that the business case can be fully understood and explored.

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Regards

David Eaves

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From: Tom Peters [<mailto:tom@k-a-d.co.uk>]
Sent: 06 February 2017 12:43
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I look forward to hearing back from you.

Kind Regards,

Tom Peters

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From: David Eaves <David.Eaves@havant.gov.uk>
Sent: 23 January 2017 17:28
To: Tom Peters
Subject: Aura House APP/16/00928

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Mr Peters,

Thank you for your emails and I apologise for the delay in responding.

As you say there was concern by members in relation to the materials proposed for the extension and materials to match the existing main building would improve the proposal in my view.

I am not sure that the partial change in roof form would improve the appearance of the extension (I have no elevations to consider at this stage).

Notwithstanding the above comments, I would draw your attention to the Committee Report and the reason for refusal (both can be viewed on the Councils website). These set out in detail the concerns in relation to the proposed development. It should be noted that the following reason for refusal was confirmed by members of the Committee:

The proposed Office Extension would by reason of its prominent siting, design, size, materials, height, mass and bulk have a harmful impact on the character and appearance of the area, detract from the appearance of the existing main building and represent an overdevelopment of this shallow and constricted site. The proposal would therefore conflict with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Council Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework 2012.

Any amended scheme would be required to address the reason for refusal in a meaningful way, the changes currently outlined would not appear to meet this objective in my view. Should a further application be submitted it should be accompanied by a Design and Access Statement setting out how the revisions address the previous reason for refusal.

Regards

David Eaves

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