

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

DM21 (Shopfronts, Signs, Security Shutters and Advertisements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required in relation to this application.

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered to be acceptable in principle subject to the usual development control criteria.

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

7.3 This particular area of Mengham Road is characterised by commercial units and the proposed changes would still retain an active frontage whilst upgrading the appearance of the windows, shop front and providing a modern addition of cladding to provide a contrast to the existing brickwork.

7.4 The proposed security shutters are considered to be appropriate in terms of their size, scale and design, reflecting the character of the building and its surroundings

and as such are not considered to result in a cluttered appearance or adversely affect the streetscene of Mengham precinct. It is also important to acknowledge that there are many other commercial units within Mengham precinct which benefit from shutters in order to provide additional security and therefore a precedent has already been set within the immediate vicinity for this type of development.

7.5 Overall, it is considered that the proposed development would improve the appearance of the building as well as providing additional security to protect the shop premises, and as such would not result in any visual intrusion or adverse impact on Mengham precinct or the surrounding area. The proposal is therefore considered to comply with policies CS16 of the HBLP (Core Strategy) and DM21 of the Allocations Plan.

(iii) Impact upon residential amenity

7.6 The proposed changes would have a limited and acceptable impact on any nearby residential properties.

8 **Conclusion**

The proposed development is considered to be acceptable, meeting the requirements of Policy DM21 of the Allocations Plan and CS16 of the HBLP (Core Strategy), and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01133 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:

Site location plan- received 20th October 2017

Block plan- received 20th October 2017

Existing floor plan (Drawing No: 17021-100A)- received 20th October 2017

Existing elevations (Drawing No: 17021A- 200)- received 20th October 2017

Proposed elevations (Drawing No: 17021A-201)- received 20th October 2017

Reason: - To ensure provision of a satisfactory development.

