
Site Address: 18 Park Parade, Havant, PO9 5AD
Proposal: New frontage to south elevation to form recessed forecourt with new low level wall and replacement window and door; rear elevation minor changes to fenestration (re-position of door and window).
Application No: APP/17/00821 Expiry Date: 20/09/2017
Applicant: Mr Smith
Agent: Mr Knight Case Officer: Harriet Pitney
 Knight Architectural Design
Ward: Battins

Recommendation: **REFUSE PERMISSION**

1 Site Description

The application site comprises a ground floor unit located within the designated district centre of Leigh Park. The current authorised use of the unit is retail (Class A1) and is currently occupied as a funeral directors.

The principal elevation of 18 Park Parade currently comprises a fascia sign (cream in colour) with a fully glazed facade typical of that found within a designated shopping centre. This is reflective of the other retail units evident within the surrounding locality.

The area in which the unit is located is very much commercial in nature comprising a variety of retail uses at ground floor level.

2 Planning History

None

3 Proposal

This application is for a new frontage to the south elevation to form a recessed forecourt with new low level wall and replacement window and door. The application also incorporates minor changes to the fenestration within the rear elevation (comprising the repositioning of a door and window).

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)
CS4 ()

Havant Borough Local Plan (Allocations) July 2014

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

Crime Prevention -Minor Apps

No response received.

Economic Development - Retail and Town Centres

No comments.

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: 4

Number of site notices: One

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 neighbouring amenity
- (iv) Other matters

- (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 management criteria. In this case the premises lies within part of the Leigh Park District Centre, and here Policy CS4 of the Local Plan (Core Strategy) looks to new development to help promote and enhance such centres through high quality developments which retain active ground floor frontages.

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

7.3 As discussed above, 18 Park Parade is located within the designated shopping centre of Leigh Park in an area which is largely characterised by a mixture of retail and commercial uses at ground floor level.

7.4 Policy CS16 the Local Plan (Core Strategy) states that planning permission will be granted for development which responds to, draws inspiration from, respects local context and identifies and responds positively to the existing features and characteristics of the local area. Furthermore, Policy DM21 of the Local Plan (Allocations) states that planning permission will be granted for shop fronts that are appropriate in size, scale and design to the character of the buildings and their surroundings.

7.5 The principal elevation of No.18 currently comprises a fully glazed facade at ground floor level with a fascia sign typical of that found and commonly associated with a designated shopping centre. The new facade the subject of this application proposes to significantly alter the character and appearance of the existing unit through introducing elevations of brick construction, removing the fully glazed element and replacing this with two separate window arrangements (one with door) and a recessed forecourt with a low boundary wall. In the absence of a supporting statement explaining the rationale for the proposed changes, and in light of the fact that no pre-application advice was sought prior to the application being submitted, the application falls to be determined on its own merits.

7.6 The alterations as proposed would result in the removal of the defined shopfront which currently exists to the retail unit by virtue of the introduction of the recessed forecourt and much smaller windows and door arrangement, which would exhibit a more domestic/residential character and would diminish the retail character of the unit and would result in the loss of the distinct shopping appearance and characteristics commonly associated with the district local centre. When viewed in context with the surrounding locality, it is considered that the alterations to the principal elevation would not be in keeping with the surrounding retail uses evident within the immediate vicinity, which are predominantly glazed in their entirety, by virtue of the domesticated design and proportions. Nor would the alterations respect local context, particularly the addition of a recessed front forecourt. Furthermore, the changes proposed would reduce the level of active ground floor frontage which would reduce the level of natural surveillance.

7.7 The proposed changes to the rear would be unlikely to result in any harmful impact on the character and appearance of the area as these are not prominent in views from the public realm.

7.8 On the basis of all of the above, it is considered that the new facade proposed to the principal elevation would result in a significant adverse impact on the retail character and vitality of the area and one which does not respect the local context and characteristics of the area. It is therefore considered that the proposed development does not comply with Policies CS4 and CS16 of the Local Plan (Core Strategy) and Policy DM21 of the Local Plan (Allocations).

(iii) Impact upon neighbouring amenity

7.9 Due to the nature of the proposed development, being wholly at ground floor in a defined District Centre, it is not considered that the scheme would result in any additional overlooking, loss of light, privacy, or appear overbearing to any of the

adjacent neighbouring occupants (commercial or residential).

(iv) Other Matters

7.10 Whilst this application does not propose the change of use to residential, it is considered that the appearance of the new facade represents a more domesticated appearance and one which would be commonly associated with a residential use and as such relevant consideration has been given to the permitted changes allowed for within the Town and Country Planning (General Permitted Development Order) 2015 as amended. Class M of the order does allow for a change of use from a use class falling within Class A1 (retail) to C3 (residential) subject to a prior approval procedure - this is applicable where a building is located within a key shopping area. Whilst not directly relevant to this application, it is important to acknowledge that Policy CS4 of the Local Plan (Core Strategy) advises that the loss of ground floor town centre uses to residential development will be resisted. On this basis, a change of use in this designated shopping area is likely to result in an undesirable use and one which is not suitable in context with its surroundings.

8 Conclusion

It is considered that the proposed development would result in a significant adverse impact on the retail appearance of the premises, resulting in a detrimental impact to the vitality, character and appearance of the District Centre. The development is therefore considered to be contrary to Policies CS4 & CS16 of the Local Plan (Core Strategy) and DM21 of the Local Plan (Allocations).

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/17/00821 for the following reason:

- 1 The domestic proportions and design of the proposed new façade would result in the loss of an active retail display window and would have a significant adverse impact on the vitality and visual amenity of this established District Centre frontage which does not respect the local context and characteristics of the area. As such, the development is contrary to National and Local Planning Policies for the area, in particular the National Planning Policy Framework 2012, Policies CS4 & CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy DM21 of the Havant Borough Local Plan (Allocations) 2014.