
Site Address:	31 East Street, Havant, PO9 1AA		
Proposal:	Single storey rear extension; new third floor with new pitched roof; porch to front.		
Application No:	APP/16/01161	Expiry Date:	04/01/2017
Applicant:	Mr & Mrs Chalcraft		
Agent:	Mr Harris	Case Officer:	Daphney Haywood
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

31 East Street is a three storey attached non listed building that is located within the St Faiths Conservation Area. The adjoining property to the east comprises 4 storey office development, and to the west is a 3 storey block of flats of pitched roof design.

2 Planning History

99/56149/003 - Alterations, conversion and change of use of existing shop with maisonette above to a 3 storey dwellinghouse, including demolition of existing single storey rear extension, erection at rear of conservatory extension and freestanding double garage, and installation of forecourt walls/railings at front, PERM,02/08/1999
99/56149/004 - Change of use from shop to residential with construction of garage and associated works, UNK,
98/56149/002 - 1 internally illuminated double sided free standing display unit (revised application), REF,11/03/1998
97/56149/001 - 1 internally illuminated double sided free standing display unit, DIS,25/06/1997
91/56149/000 - Internally illuminated projecting sign., REF,
97/56149 - Non-illuminated fascia sign and internally illuminated projecting sign., UNK,

3 Proposal

Single storey rear extension; new third floor with new pitched roof; porch to front. The existing building is flat roofed with a parapet to the front and sides with a slope down to a 2 storey eaves at the rear. The proposal involves extending the second floor and the construction of a pitched roof over the dwelling to form a further floor of accommodation within the roof space. The proposed single storey flat roofed extension would be 2.8m high and 5.7m long.

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 Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Conservation Officer

No Objection

31 East Street is a non listed building that is located within the St Faiths Conservation Area. The building dates from the 1930s/40s which would have replaced an earlier building on the site. The brickwork to the front façade was also replaced in 1999/2000 when the building was converted from a retail unit to residential.

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. In line with Policy CS16 which advises that new development should respond to local distinctiveness and Policy CS11 which advises that development should protect and where possible enhance heritage assets. The proposal roof has a traditional pitch which would be in keeping with the historic character of the streetscene. The proposed building would be of an appropriate height, achieving a vertical emphasis which is characteristic of this part of the conservation area and results in a building which forms a cohesive flow with the juxtapositions of the existing urban grain. The form, design and materials of the proposed dormers relate suitably to the existing dwelling. Overall the proposal works to the roofline are considered to not result in an adverse impact on the visual amenity of the streetscene or the character of the conservation area. The single storey extension is of a design and size that would not cause any adverse impact on the character of the Conservation Area. The extension is also in keeping with existing property and would not appear overly dominant. For both the extension and alterations to the roof materials will be key to the success of the scheme. A condition requiring sample materials to be submitted will therefore be necessary. From my perspective, I am content we have a workable scheme. The manner of execution and detailing will be crucial. I recommend that planning permission be granted subject to the following conditions.

1. Material Samples

2. No work shall start on site until details to a scale of not less than 1:20 elevation of the new dormer windows and their decorative finishes, have been submitted to and approved in writing by the Planning Authority. The works shall be carried out in accordance with the approved details and shall be retained thereafter.

Reason - In order to safeguard the character of the host dwelling and the surrounding area .

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: 15

Number of site notices: one

Statutory advertisement: 18/11/2016

Number of representations received: 1

Comment	Officer Comment
The Guinness Partnership own and occupy the neighbouring property subject to this planning application. Our only observation is that the development should be subject to a party wall agreement if the proposed extension is to abut our flank wall.	Noted

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 acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the Conservation Area

7.3 The property sits between a 4 storey office block and a 3 storey pitched roof block of flats. The proposed third floor would result in development that would be of a similar height to the adjacent properties, and the porch is of appropriate design and scale with the works designed to compliment the existing building. The Conservation Officer has assessed the scheme and has confirmed that overall the proposed works to the roofline are considered to not result in an adverse impact on the visual amenity of the streetscene or the character of the conservation area. The single storey extension is of a design and size that would not cause any adverse impact on the character of the Conservation Area. The extension is also in keeping with the existing property and would not appear overly dominant.

7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.5 Due to the relative siting there will be limited impact on the property to the east - owners of this adjoining office block have identified the need for an application under the Party Wall Act and the agent is aware of this. In respect to the flats located to the west these properties have bedroom windows in the rear elevation adjacent the application site and a number of obscure glazed windows facing the site in the proximity of the proposed development. The second floor extension is of limited bulk and the proposed pitched roof would have roof lights in the rear elevation and would have limited impact on the flat development. In respect to the rear extension whilst relatively long the bedroom windows to the flats in this location are already overshadowed by the existing dwelling on the application site and the boundary comprising 1.8m high walling with shrub planting. However, the proposal would create a tunnelling effect and potential loss of amenity. The ground floor flat was visited at the time of the site visit to assess the impact. The bedroom is currently dark and whilst the proposal will result in some additional impact this will mainly sit beyond the existing 1.8m wall and planting in this location and the impact is considered not so great as to support refusal. Regarding the flats above as the impact would be less they were not visited.
- 7.6 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01161 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:

Site and location plan P01
Block Plan P02
Existing plan S10A
Proposed plans P10 B
Existing elevations S20 A
Proposed elevations P20 A

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the extensions hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The roof alterations hereby approved shall not commence until details to a scale of not less than 1:20 of the elevations of the new dormer windows and their decorative finishes, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and shall be retained thereafter.

Reason: In order to safeguard the character of the host dwelling and the surrounding area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.