
Site Address: 12 West Street, Havant, PO9 1PF
Proposal: Proposed installation of roller shutters to front elevation.
Application No: APP/17/00491 Expiry Date: 20/07/2017
Applicant: Mr Seston
Agent: Mr Critchley Case Officer: Bee Crawford
 Martin Critchley, Architect
Ward: St Faiths

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The application site is an older style three storey terraced building situated in St Faith's Conservation Area, with retail on the ground floor and residential above. It has a grey slate pitched roof with flat roofed dormers and elevations of red multibrick with a glazed shopfront and green tiles at ground floor.
- 1.2 The adjoining and surrounding properties are a mixture of older style two and three storey attached non-listed and listed properties of commercial use with some residential above, in Havant town centre. St Faith's church is opposite the site.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the installation of a security roller shutter to the front elevation of the property.

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)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)
DM21 (Shopfronts, Signs, Security Shutters and Advertisements)

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

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control

Principal Conservation Officer - Objection

12 West Street is a non listed building located in the St Faith's Conservation Area. The front elevation in particular is of significance and is attractive when viewed from the public realm. The timber and tiled shop front and the traditional appearance of the sash windows are of particular note.

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.

Roller Shutters are a very undesirable solution for Conservation Areas where it is important to create an attractive and welcoming street scene. As they are positioned in front of the shop door, external roller shutters are particularly prominent and often require permanent bulky shutter boxes and side runners. Solid and as in this case partly slotted roller shutters will dominate the shop front and bring a much harsher, unwelcoming appearance to the street-scene. Rather than protecting the premises the fortress like appearance of the shutters can also to attract graffiti and spontaneous damage. It is also my opinion that when closed the shutters would have an adverse impact on the appearance of this attractive shop front.

The proposal would therefore harm the character of the conservation area and the host building and would therefore not meet the test as set out in 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve or enhance the area.

Highways Engineer, Development Engineer

The Planning Authority should be determine this application under Standard Highway guidance.

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: 12

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

Statutory advertisement: 09/06/2017

Number of representations received: 0

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) Appropriateness of design
 - (ii) Effect on the character of St Faith's Conservation Area
- (i) Appropriateness of design
- 7.2 The proposal is for the provision of a security roller shutter to the entrance door in the front (south) elevation of the application site. Subsequent comments from the Principal Conservation Officer established that it is important to create an attractive and welcoming street scene in Conservation Areas, and consequently roller shutters are a very undesirable solution. The proposal is to be situated in front of the shop door and external roller shutters are particularly prominent and often require permanent bulky shutter boxes and side runners.
- 7.3 The proposal is therefore considered to be contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Publication Local Plan (Allocations) and the National Planning Policy Framework 2012.
- (ii) Effect on the character of St Faith's Conservation Area
- 7.4 The Council's Principal Conservation Officer is of the view the proposed roller shutter will dominate the shop front and bring a much harsher, unwelcoming appearance to the street-scene. It is also deemed that when closed, the shutter would have an adverse impact on the appearance of the attractive shop front.
- 7.5 The proposal would therefore harm the character of the conservation area and the host building and would subsequently not meet the test as set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to conserve or enhance the area.

8 Conclusion

It is recommended that the application is refused on the grounds that the proposed security roller shutter would have an adverse effect on the host building and the character of St Faith's Conservation Area.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/17/00491 for the following reason

- 1 The proposed development would adversely affect the character and appearance of the St Faiths Conservation Area and the host building by reason of its design and proposed materials. It is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of

the Havant Borough Publication Local Plan (Allocations) and the National Planning Policy Framework 2012.