

5-7 EAST STREET

HAVANT. PO9 1AA



PREPARED BY PRO VISION ON BEHALF OF BOULEVARD PROPERTY HOLDINGS LTD

JANUARY 2017

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**5-7 East Street
2226/PDHS/SY
Issue 01**

Planning, Design & Heritage Statement

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Date: January 2017

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1.0 INTRODUCTION

- 1.1 This planning statement has been prepared by Pro Vision on behalf of Boulevard Property Holdings Ltd to support a full planning application for the demolition of the existing single-storey retail units at 5 and 7 East Street, Havant and the erection of a replacement building containing 3x 1-bed apartment and 6x 2-bed apartments. The application site is shown outlined in red on the submitted plans.
- 1.2 Section 2 below describes the site and its Planning History, reference is made to the proposal in Section 3. The relevant planning policies are stated in Section 4 and the main issues raised by the proposals are addressed at Section 5. The Conservation Area Statement and Heritage Assessment is included in Section 6. Conclusions are set out in Section 7.
- 1.3 This report should be read in conjunction with the submitted application forms and plans, together with drawings:
- 2226/P01 Site Location Plan & Proposed Block Plan (Varies @ A3);
 - 2226/P02 Site Plan (1:100 @ A3);
 - 2226/P03 Rev A Lower & Ground Floor Plan (1:100 @ A3);
 - 2226/P04 First Floor Plan (1:100 @ A3);
 - 2226/P05 Second Floor Plan (1:100 @ A3);
 - 2226/P06 Third Floor Plan (1:100 @ A3);
 - 2226/P07 Fourth Floor Plan (1:100 @ A3);
 - 2226/P08 Roof Plan (1:100 @ A3);
 - 2226/P09 Proposed South Elevation (1:100 @ A3);
 - 2226/P10 Proposed Street Scene (1:100 @ A3);
 - 2226/P11 North Elevation (1:100 @ A3);
 - 2226/P12 West Section / Elevation (1:100 @ A3);
 - 2226/P13 East Section / Elevation (1:100 @ A3);
 - 2226/P12 Section A-A (1:100 @ A3);
 - 15171 Topographic Survey (Various).

2.0 RELEVANT BACKGROUND INFORMATION

Site Description

- 2.1 The application site is located within the town centre of Havant, and extends to approximately 0.02ha in total. It is currently a vacant retail unit with a small yard to the north, with access rights to The Pallant.
- 2.2 It comprises two of a run of 3x single storey units in a road frontage of otherwise 2-storey and 3-storey buildings, and is thereby incongruous in the current street scene. It is currently bounded to the east by The Havant Club at 3 East Street; to the west by the similar unit of 9 East Street (though see the section on Planning History). Book-ending the most immediate run of buildings along the north side of East Street are the White Hart PH (1 East Street), to the east and The Bear Hotel (15 East Street) to the west. These and 13 East Street are Grade II listed (listing numbers 1421943, 1340211 and 1091618 respectively), as are the units facing the site on the south side of East Street (2, 4-6 and 8-10 East Street).
- 2.3 The site is located the St Faiths' Conservation Area, and further commentary on this is provided below.
- 2.4 The site is not close to any Site of Special Scientific Interest (SSSI), Site of Importance for Nature Conservation (SINC) or Special Area of Conservation (SAC). There are no landscaping features, trees or ecology interests on site
- 2.5 The site is not in an area which has been identified as being at risk of flooding. With the exception of the above, there are no other specific environmental, landscape, ecological or archaeological designations that are known to apply to the site.

Relevant Planning History

- 2.6 There are 2 recent applications on site of direct relevance to current proposals. These are APP/16/00281 at 5 East Street and APP/14/00575 at 7 East Street
- 2.7 In addition, there is a further permission on the adjacent site that has been carefully considered in pursuing this scheme. This is APP/14/00576 at 9 East Street. These are discussed below.

APP/16/00281 5 East Street

- 2.8 Permission was issued on 23 May 2016 for a 4-storey scheme of 4 dwellings. 1x 1-bed unit was consented at ground floor, with 3x 2-bed units above (1 per floor). This scheme has a corridor running the full length of the eastern side of the ground floor, adjacent to the boundary with 7 East Street.
- 2.9 It is relevant to note that the approved scheme would have allowed continued access to the window and emergency exit on the eastern elevation of 3 East Street. Following the receipt of permission APP/16/00281, the applicants have reached an

agreement with the owners of 3 East Street regarding this superfluous opening. It is no longer necessary to retain an egress route connected to it.

APP/14/00575 7 East Street

- 2.10 Permission was issued on 22 April 2015 for a 4-storey scheme of 4 dwellings. 1x 1-bed unit was consented at ground floor, with 3x 2-bed units above (1 per floor). This scheme has a corridor running the full length of the eastern side of the ground floor, adjacent to the boundary with 9 East Street. The store for recyclable refuse was to be located within the right of access that serves the small yard to the rear of 5 East Street.

- 2.11 The site of this permission has recently been purchased by the owners of 5 East Street.

APP/14/00576 9 East Street

- 2.12 Permission was issued on 10 April 2015 for a 4-storey scheme of 11 dwellings (8x 1-bed and 3x 2-bed). As with the permission at 7 East Street, this scheme includes a new ground-level walkway along the eastern boundary of the site from the north, connecting East Street with The Pallant. However, in the case of this permission, this access is to be gated.

- 2.13 Importantly, there are no windows proposed on the western side elevation toward 7 and 5 East Street.

- 2.14 In reviewing this permission following their purchase of 7 East Street, the applicants for the current application have noticed that a small area of approved within this scheme (part of the bathroom to Unit 1, and similar elements in units 3, 6, and 9 above this) may encroach onto land now owned by them. Uncertainty in this regard derives from the poor quality of the application drawings within APP/14/00576, which appear not to have been based on a detailed topographic survey of the land in question. In contrast, current proposals for 5 & 7 East Street are based on an accurate topographic survey. While this matter does not affect the principle (discussed below) of the redevelopment of the sites in question, it may suggest that a minor revision to the scheme at 9 East Street would be needed in future.

Summary of Key Issues

- 2.15 None of the above approvals make any provision for car parking, however all make specific provision for cycle storage. In the case of the 2 schemes that proposed 4 dwellings at 5 and 7 East Street, provision is made for at least 7 residents' cycle spaces (at a provision rate of 1 resident space per bedroom). In the case of 9 East Street, provision for 14 residents' cycle spaces and 9 visitors' cycle spaces is made. Again, the provision rate for residents' spaces is 1 per bedroom.

Pre-application Advice

- 2.16 Prior to the submission of application APP/16/00281 at 5 East Street, the applicant met with a Principle Planning Officer (Sally Smith), at Havant Council Offices on 30th July 2015. Additional information was submitted by email on 6 August.
- 2.17 A letter was then sent to confirm the advice given in the meeting by Sally Smith to Paul Thomas on the 28th September 2015. A copy of this letter is attached to this Statement as Appendix 1. This makes / accepts the following key points:
- *"the East Street area is in need of improvement";*
 - *"In terms of the East Street frontage there is an opportunity to address the present "gap" in the frontage";*
 - *"we have conceded the potential loss of retail use on the ground floor in favour of residential while still trying to ensure active frontages"; and*
 - *"mixed storey heights and eaves are necessary to achieve an appropriate varied townscape"*
- 2.18 It is clear from this that there is an acknowledgement that the improvement to the area will only come about through re-development.
- 2.19 Prior to the submission of application APP/14/00575 at 7 East Street, pre-application advice was sought by the former owners. According to the forms to that application, advice was provided by Rachael McMurray in June 2014. There is no readily available copy of the scheme(s) upon which advice was given.
- 2.20 There has been no specific pre-application advice sought in relation to the consolidating proposals for 5 and 7 East Street, but the above issues are discussed further below.

3.0 PROPOSED SCHEME

- 3.1 Following the grant of permission at 5 East Street, the extant permissions for this and 7 East Street were completely reviewed. It became apparent that the 2 permissions, by both containing a front to back corridor and with difficult rear yard relationships, represented an inefficient use of the land at these 2 sites. Accordingly, the owner of 5 East Street purchased the site of 7 East Street in order to prepare a single application to builds on the principles of the previous schemes, but where a more efficient use of land is proposed.
- 3.2 The revised scheme for 5 and 7 East Street combined now proposes the removal of the existing retail units and the erection of a 4-storey building containing 9x apartments. The ground floor unit will have a residents' access corridor from the East Street frontage to the rear of the property, adjacent to 9 East Street, with 2x 1-bed flats accessed from this. Each floor of the building will be split-level, such that the rearwards, odd numbered, units (1, 3, 5, 7 and 9) will be lower than the frontage, even numbered, units.
- 3.3 Access to the upper floors will also be off this corridor. The even numbered units will be to the south, with an additional secured porch area (and private entrance) serving the ground floor frontage unit (No 2). Flats 1 and 3 will be served by the rear light-well, with sun tubes serving inner rooms on the upper floors.
- 3.4 A cycle store for 15 further bicycles and bin stores will also be provided to the rear of the property.
- 3.5 The scheme has also been designed mindful of the extant permission at 9 East Street, which lapses in April 2018.

4.0 RELEVANT PLANNING POLICIES

- 4.1 Section 38 (6) of the Planning and Compulsory Purchase Act, 2004 requires that in making any determination under the Planning Acts, the determination shall be made in accordance with the Development Plan unless other material considerations indicate otherwise. Other material considerations in this instance relate principally to the advice contained in National Planning Policy Guidance, which includes the National Planning Framework (NPPF).
- 4.2 The local policies relevant to the scheme are contained within the adopted Havant Borough Core Strategy and the Havant Borough Local Plan (Allocations).
- 4.3 Sections of the National Planning Policy Framework (NPPF) 2012 and the National Planning Policy Guidance (NPPG) should also be considered in respect of the application. There are also some supplementary planning documents that are relevant to this proposal.

Havant Borough Core Strategy - March 2011

- 4.4 Relevant Policies in this document include:
- Policy CS4 Town, District & Local Centres
 - Policy CS6 Regeneration of the Borough
 - Policy CS9 Housing
 - Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough
 - Policy CS16 High Quality Design
 - Policy CS17 Concentration and Distribution of development within the urban areas
 - Policy DM13 Car and Cycle Parking on Residential Developments
- 4.5 Policy CS4 supports proposals that enhance the evening economy of the Town and District Centres including Havant, while Policy CS6 supports urban regeneration and renewal projects. Policy CS9 sets out criteria that ensure developments contribute to the housing land supply and mix. If proposals accord with any of these criteria planning permission will be granted. It should be noted that interpretation of this Policy has subsequently been amended following the Ministerial Statement of November 2014. The approach now being taken is documented in Appendix 2.
- 4.6 Policy CS11 refers to the protecting Conservation Areas and, in this case, is greatly supported by the Conservation Area Appraisal and Management Plan for the St Faith's Conservation Area. Policy CS16 states that planning permission will be granted for development that is designed to a high standard. It sets out criteria that developments must accord with. These include designing development so that it respects local context as well as creating a positive relationship between buildings, streets and spaces.

4.7 Policy CS17 ensures that land in the Borough is being used in an effective way. This policy states that development should be concentrated in the five urban areas of the borough. It also states that the Council prioritises development on previously developed land, including redundant, derelict or underused land within the urban area.

4.8 Policy DM13 states that car parking and cycle standards should accord with the standards set out in the parking and cycle provision supplementary planning document.

Havant Borough Local Plan (Allocations) - July 2014

4.9 Relevant Policies are limited to Policy H22, East Street. The site forms part of this allocation, where the main purpose is the regeneration of this part of the Town Centre. Key aspirations within this Policy include the following:

- A coordinated approach;
- A Heritage Statement, of an appropriate level of detail, to support planning applications;
- The development should conserve or enhance St Faith's Conservation Area; and
- A pedestrian route between the Bear Hotel, The Pallant and Beechworth Road should be incorporated.

The other aspirations within this Policy relate to parts of the site not within this application boundary, or land uses that are not proposed by this application.

4.10 It should be noted that the permitted application at 9 East Street provides a pedestrian connection from East Street to The Pallant. The site of 9 East Street is best suited to provide this, and this is reflected in the Management Issues Plan within the St Faiths Conservation Area Appraisal and Management Plan.

4.11 This Statement provides the appropriate level of assessment of the Heritage resource, and includes an assessment of the design (see below). This indicates that the proposal would conserve and enhance the character and appearance of the Conservation Area. The application plans clearly show a co-ordinated approach to the site that is mindful of the recent permissions on this part of the wider allocation.

Material Considerations

4.12 The following material considerations are considered to be relevant to this case:

- National Planning Policy Framework (March 2012);
- National Planning Policy Guidance (March 2014);
- St Faiths Conservation Area Appraisal and Management Plan (July 2007); and
- Parking SPD March 2010

National Planning Policy Framework, March 2012 (NPPF)

4.13 The NPPF sets out the Government's planning policies for England and how these should be applied.

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- 4.14 Paragraph 6 of the NPPF indicates that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 14 establishes the presumption in favour of sustainable development. Proposals that accord with the development plan are to be approved without delay.
- 4.15 Paragraph 50 of the NPPF states that it is important to deliver a wide choice of high quality, well designed, homes. The 1st bullet point of paragraph 50 goes on to state that local authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.
- 4.16 Paragraph 56 of the NPPF states that the Government attaches great importance to good design. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 4.17 Paragraph 58 of the NPPF states that decisions should aim to ensure that developments respond to local character and history, and reflects the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. They should be visually attractive as a result of good architecture and appropriate landscaping. Paragraph 60 of the NPPF states that the Local Planning Authority should not attempt to impose architectural styles or particular tastes or stifle innovation or originality to conform to certain development forms or styles.
- 4.18 Paragraph 111 of the NPPF states that planning decisions should encourage the effective use of land by re-using land that has been previously developed.

The National Planning Policy Guidance, March 2014 (NPPG)

- 4.19 The National Planning Policy Guidance (NPPG) was published in March 2014. It seeks to condense previous Government guidance, make it more accessible and more useful to everyone using the planning system. It provides guidance on how the NPPF should be interpreted.

- 4.20 The proposal adheres to all the material considerations that are set out above.

St Faiths Conservation Area Appraisal and Management Plan (July 2007)

- 4.21 The relationship of the proposal to this document is considered in a separate section, below

Residential Parking and Cycling Provision SPD

- 4.22 This document, adopted in March 2010, indicates parking standards. Havant Town Centre is defined within this as a highly accessible location, within which proposals "will be expected to have a reduced or ... zero standard of vehicle parking provision".
- 4.23 This document also indicates that 1-bed units should have 1 cycle space, while all other unit sizes should have 2.

5.0 CONSERVATION AREA STATEMENT AND HERITAGE ASSESSMENT

Background & Context

- 5.1 The site lies in the St Faiths Conservation Area. A Conservation Area Appraisal and Management Plan (CAAMP) was prepared on behalf of Havant Borough Council by Forum Heritage Services in July 2007. This was reported to the Development Management Committee on 26th July 2007 and subsequently underwent a six week consultation period between the 14th November and 19th December 2007.
- 5.2 The results of this consultation were reported to Development Management Committee on 13 March 2008. Article 4 Directions to amend the boundary of the Conservation Area to that recommended by Forum Heritage were then advertised in August 2009. Accordingly, as the boundary of the Conservation Area now aligns with that recommended by Forum Heritage, the contents of the 2007 CAAMP remain valid for the application site, despite this document being nearly 9 years old.

Review of Conservation Area Appraisal and Management Plan

- 5.3 The CAAMP identifies 8 Character Areas within the wider Conservation Area. The application site falls within the Historic and Commercial Core Character Area. According to paragraph 7.3.1 of the CAAMP, this is "the oldest section of the built conservation area", and East Street itself is characterised by "long, deep, narrow plots". While the presence of single storey shops within the Character Area is acknowledged, a section of the 2nd bullet to this paragraph is particularly relevant, and reproduced in full, below:

"East Street in particular has an interesting mix of two and three storey building and variation in how the buildings address the street – some with parapets, some pitch roofs and some projecting gables.... It is this variation that provides interest and vibrancy to this part of the conservation area"

- 5.4 It is particularly relevant to notice that single storey units are not cited as making a positive contribution to the streetscene. In addition, there is no definitive style; rather the value arises from different built forms, materials and detailing.
- 5.5 Although there are a number of listed buildings to the east and west, and opposite, the date of the building itself is unclear. Historic mapping within the CAAMP suggest that the southern part of the site was developed by 1867, though it is not certain whether the buildings still present on site date from this period, as there appears to have been a courtyard to the rear of the built form at 5-9 East Street which is no longer present.
- 5.6 Photographic evidence dating from c1955 (Figure 1) appears to show the buildings on site in their current form, but the eastern elevation of The Havant Club clearly shows the legacy of a since-removed pitched roof. The crest to this scar is at 17.95m above Ordnance Datum, some 5.6m above the flat roof now present at 5 East Street



Figure 1: Westward view of N site of East St, Havant c1955
(Francis Frith Collection, negative H147007)

- 5.7 It is therefore clear that a taller building has stood on site in the past, including the southernmost part of the site fronting East Street. Figure 2, below, shows the appearance of West Street in c1910. The White Hart and the dentilated roofline detail on the building now known as Streets (11 East Street) are visible in the background along with the, since removed, pediment/dutch gable then present on The Havant Club (this detail is also visible in Figure 1, above).



Figure 2: Eastward view along West St, Havant c1910. East St partly visible in background, left.
(Francis Frith Collection, negative H147099P)



Figure 3: Modern street view along West St toward site

- 5.8 It would therefore appear that a flat fronted building and another structural form occupied the application site as recently as the turn of the 20th Century. The current building must therefore post-date this.
- 5.9 Section 15.4 of the CAAMP refers to this site specifically. This acknowledges that the run of shops that include 5 East Street *"represents a disruption of the historic street scene"* and the existing *"nature of the development creates a major gap in the street elevation"*.
- 5.10 A number of design objectives are then identified. A number of these relating to retail frontages have been overtaken in the 9 years since the CAAMP document was prepared. These changes in objectives include the considerations arising from the recently approved proposals at 5, 7 and 9 East Street, and the earlier pre-application response relating to part of this site (see Section 2 above and Appendix 1). These accept the loss of retail uses from the ground floor. Nevertheless, the remaining management objectives include:
- i. redevelopment proposals for the sites should re-instate a varied frontage;
 - ii. access to upper floors should be via front doors on the street frontage;
 - iii. uniformity in design for the units should be avoided;
 - iv. the height of each unit should be subtly varied;
 - v. windows should be vertically proportioned.
 - vi. elevations could be articulated by the insertion of 1 or 2 (maximum) oriel windows at first floor;
 - vii. ridgelines parallel to the alignment of the street;
 - viii. materials could include brickwork or off-white, pastels or warm colours complementary to those seen in the Street; and
 - ix. "Engineered" timber windows should be utilised.

Assessment of Proposals

- 5.11 It is clear that, when current proposals are considered alongside the recent approvals at 5, 7 and 9 East Street, that all of the above objectives are delivered. Plan 2226 P10 shows the streetscene on the northern side of East Street that would result from the revised proposals for 5 and 7 East Street, when combined with the approval for 9 East Street. Of particular note:
- the new units at 5-7 and those approved at 9 East Street would have differing roof heights; and neither of these would be the same as those in the immediate vicinity (accordingly objectives (i) and (iv) are satisfied);
 - the proposed ridgeline is parallel to the street (meeting objective (vii));
 - uniformity of design is avoided and the proposed elevation of 5-7 East Street includes window detailing in the surrounds (though not as extensive as an oriel window), and the eastern section of the frontage would be un-rendered brick. These details link the proposal to the approved scheme at 9 East Street as well as to that of the existing building at 3 East Street (objectives (i), (iii) and (vi));
 - Access to upper floors is via doors on the street frontage (objective (ii)) and windows have vertical alignment and proportionality via surrounds that include a hierarchy of reducing height (objective (v)). The window units themselves would be painted timber (objective (ix)).
- 5.12 In essence, the design proposed within APP/16/00281 for 5 East Street has been stretched to encompass No.7 (See Appendix 3 for the consolidated streetscene from previous proposals). Nevertheless, the transition from 7 to 9 East Street shown in permission APP/15/00576 is still proposed as the easternmost section of the latest scheme is set back from the remainder of the frontage, and in different materials (Flemish bond brickwork, rather than painted render of the wider portion).
- 5.13 The continued inclusion of the columns, dentilation at the roofline and stone detailing surrounding the frontage windows (from APP/16/00281) add details to this part of the streetscene. These features also contribute to a number of the above objectives. One of these is that the columns supporting the projecting upper stories provide the appearance of a commercial activity at the ground floor.

Summary

- 5.14 The site has little intrinsic heritage value, and currently has an acknowledged negative impact on the character and appearance of the locality. It is therefore currently causing demonstrable harm to the Historic and Commercial Core Character Area of the St Faiths Conservation Area, and to the wider Conservation Area itself.
- 5.15 The proposals would therefore remove this negative feature, and replace it with a building designed mindful of the aspirations of the 2007 Conservation Area Assessment and Management Plan and the planning history since.
- 5.16 The scheme should would therefore both conserve and enhance the character and appearance of this part of East Street.

6.0 PLANNING ASSESSMENT

- 6.1 This section will assess the accordance of the proposal with the relevant policies within the development plan.

Principle of Development

- 6.2 The NPPF promotes the presumption in favour of sustainable development. Settlements within the defined urban areas are considered sustainable. Therefore the proposals are considered to be in accordance with the NPPF which as set out above is a material consideration in the determination of this application.
- 6.3 The site is within the Town Centre Boundary of Havant, which is identified as an area in need of regeneration in policy CS6 of the Core Strategy. This proposal will positively contribute to the physical regeneration of the historic heart of the town centre.
- 6.4 The proposal will contribute as a 'windfall' site to the housing provision of Havant Borough Council. It is therefore considered that this proposal is in accordance with Policy CS9 of the adopted local plan.
- 6.5 The application site is within an existing urban area. The location of the site in the Havant urban area means it accords with Policy CS17.
- 6.6 In light of the above new residential development in this location is acceptable in principle in accordance with both the NPPF and policies of the adopted Local Plan. The thrust of the foregoing is endorsed by the fact that there are extant permissions at 5 and 7 East Street.

Design, Character and Appearance

- 6.7 Detailed design considerations are included in Section 5, above.
- 6.8 It is considered that the proposed development would not have an adverse impact on the character of the area. In respect of the above it is considered that the proposals accord with Policies CS11 and CS16 of the Core Strategy; Policy H22 of the Allocations Plan; the Havant Borough Council Borough Design Guide and Supplementary Planning Document (December 2011); and the aspirations of the St Faith's Conservation Area Appraisal and Management Plan.

Access and Parking

- 6.9 In line with the 2010 SPD for sites in central Havant, and mindful of the precedent set by the permissions at 5, 7 and 9 East Street, this will be a car-free development. Parking for 15 cycles is provided within the scheme, at a rate of 1 per bed space. This is the same rate of provision that was considered acceptable at 7 and 9 East Street previously.

Amenity

- 6.10 Given the design of the proposed dwellings and that of the approved schemes at 5, 7 and 9 East Street, the proposals are not considered to contribute to any adverse impacts on the amenity of adjoining properties. There will be no issues of overlooking as the dwelling will not face nor back onto other dwellings. The proposals are therefore considered to be in accordance with Policy CS16 of the Havant Borough Core Strategy.

Foul Drainage and Utilities

- 6.11 The proposed dwellings will connect into the existing foul mains sewer that serves the site.

Refuse Storage

- 6.12 Refuse storage and collection will be provided for the proposed dwelling in accordance with the Council's guidance and mindful of the precedent set by the previous schemes.

7.0 CONCLUSIONS

- 7.1 The proposal accords with relevant policies in the Local Plan, Supplementary Planning Guidance and the NPPF.
- 7.2 The proposals represent an appropriate form of development that makes an efficient use of a brownfield site that is acknowledged as being under-used and suitable for new development.
- 7.3 The proposals represent an acceptable form of development that has responded positively to acknowledged constraints and opportunities.
- 7.4 The proposal will not have an adverse impact on the character or appearance of the area. It represents a positive improvement to this consideration, by removing a building that is acknowledged as currently having a negative effect on the character and appearance of the St Faith's Conservation Area.
- 7.5 The proposal will not have an impact on the amenities of any residential properties, existing or proposed.
- 7.6 The proposals will not impact the safety of the adjoining highway.

APPENDIX 1

Pre-application advice response GEN/15/00781 dated 28.09.2015



Havant
BOROUGH COUNCIL

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Ask For: Mrs Sally Smith
Email: planning.development@havant.gov.uk

28 September 2015

Dear Sir

Site Location: 5 East Street, Havant, PO9 1AA
Re: Proposal to convert shop into 4 apartments.

I am writing to you further to your meeting at these offices on the 30 July 2015 regarding the above address and the submission of your further statement by email of 6th August 2015. I apologise for the delay in replying due in part to the taking of annual leave.

In view of the site's location in the St Faith's Conservation Area the impact on that area is a prime consideration. I have therefore consulted our Conservation Consultant and he has advised as follows:

'There is universal agreement that the East Street area is in need of improvement. Careful well considered sensitive, co-ordinated selective infill and new development is the key to regenerating the area. In terms of the East Street frontage there is an opportunity to address the present "gap" in the frontage. Offering development potential as well as visual improvement.

Various guidance already exists to provide direction on what is likely to be acceptable. The guidance includes the Conservation Area Character Assessment & Management Plan (CACAMP) & Urban Design Framework – both of which have gone through public consultation and have been formally adopted. The documents may be found on our web site through these links:

<http://www.havant.gov.uk/conservation-areas-and-listed-buildings/detail-conservation-areas-borough-havant>

<http://www.havant.gov.uk/sites/default/files/documents/Havant%20UDFweb%20version.pdf>

There is also a Draft Development Brief. Most pertinent to the current proposals is CACAMP which states:-

..... the existing range of 3 single storey shops represents a disruption to the historic street scene, which comprises predominantly 3 storey buildings with some 2 storey buildings, organically developed on relatively narrow plots. Whilst the 3 shops reflect this rhythm of narrow plot widths and the traditional - if much altered shop fronts - have some merit, the single storey nature of the development creates a major gap in the street elevation. This area is therefore identified as having development potential.

The Management Plan goes on to set out development objectives, which are as follows:

- Any redevelopment proposals for the sites should take the opportunity to reinstate a continuous, though varied 3 and 2½ storey frontage;*
- Uses at ground floor level should remain as retail (or possibly some commercial). Commercial or residential uses should be on upper floors. Access to upper floors*

- should be via front doors on the street frontage;*
- It is essential that the vertical rhythm of the street scene is preserved in any redevelopment, through the clear elevational expression of each of the three properties. It would be unacceptable to produce a design scheme characterised by three identical bays producing a uniform elevation of horizontal emphasis across the three bays;*
- It is also essential that the height of each bay should be subtly varied by the use of parapets, eaves, or by adopting a “2½” storey elevation;*
- Windows should be vertically proportioned;*

An informal sketch street elevation was produced to further illustrate this.

In developing proposals and changes to the frontage policy we have conceded the potential loss of retail use on the ground floor in favour of residential while still trying to ensure active frontages. The local planning authority required the larger street frontage to be developed when dealing with proposals for 7 & 9 East Street in order to provide a context. It would have been better to achieve a composite application involving the respective owners but this has so far proved impossible. I would refer you to ttttttPAP/14/00575 and associated papers for details of this development.

I would advise that the mixed storey heights and eaves are necessary to achieve an appropriate varied townscape and needs to be sensitively designed using well established principles of scale and proportion. The appended four storey building illustrated by yourselves does not achieve this as the 4th storey is top heavy with an over large dormer poorly located, set within a flat roofed structure.. While there is always more than one way of approaching a design, the illustrated street scheme offers a firm foundation and there would need to be a strong and convincing design argument to substantially depart from it.'

Other policies

With respect to the policy background I would refer you to policies CS11, CS16, CS19, CS21, CS9, DM2 and DM13 from the Havant Borough Local Plan (Core Strategy) and policies DM24, DM20 and AL3 of the Havant Borough Local Plan (Allocations). DM20 seeks the submission of a Heritage Statement with any planning application submitted. Both documents may be accessed from the web site.

<http://www.havant.gov.uk/planning-and-environment/planning-policy-design>

In addition to the above, I advise that you look at the advice provided by the Havant Borough Design Guide which can be viewed at the web address below. I advise that you specifically look at Section 5 (page 35 onwards).

<http://www.havant.gov.uk/supplementary-planning-documents-and-other-material-considerations/borough-design-guide>

In respect of parking I would refer you to the Residential parking and Cycle Provision SPD. in that document the centre of havant is defined as a Highly Accessible Area where a zero standard can be applied.

<http://www.havant.gov.uk/supplementary-planning-documents-and-other-material-considerations/residential-parking-and-cycle>

The Council has an adopted Community Infrastructure Levy (CIL), which is payable on all new dwellings at a rate for Havant of £80 per square metre. For further details on this please see the link below. There is however an allowance given for existing floorspace is certain criteria on recent usage can be met.

<http://www.havant.gov.uk/planning-policy-design/community-infrastructure-levy>

The Council also operates a policy in respect of Solent Mitigation which requires a payment of £174 for each new dwelling together with a monitoring fee of £8.70 per unit and

administrative fee of £20. Please confirm your offer to make this payment within your application submission and the necessary paperwork will be issued to you during the course

of the application.

In the event that you submit an application you will need to complete form No4 from the following website;

<http://www.havant.gov.uk/development-management-more-information/planning-application-forms-and-guidance-notes>

I hope you find this information useful but please note that the above comments are the opinion of an individual Planning Officer and are in no way binding upon the Council when determining an application for planning permission and nor will they prejudice the outcome of any application submitted.

This advice also only relates to planning matters, and does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.

Yours faithfully

Mrs Sally Smith
Principal Planner
Our Ref: GEN/15/00781

APPENDIX 2

Havant BC Policy comment regarding Ministerial Statement and CS9

Stephen Young

From: Lewis Ford <Lewis.Ford@havant.gov.uk>
Sent: 19 October 2016 12:26
To: Stephen Young
Subject: Following our telephone conversation

Dear Mr Young,

Thank you for your call earlier. My apologies that I could not answer straight away, but I felt it was best to find the documents in question first before answering directly.

In accordance with government guidance, in particular paragraph 031, we now apply the following thresholds:

- AONB:
 - Schemes of 6 units or more will need to meet the affordable housing requirements set out in CS9.
 - Developments between 6-10 units will be sought as financial contributions (not units on site) and any payments made for this scale of development (for any type of funding – not just affordable housing) will be commuted until after completion of the units within the development. Further information on the terms of commuted contributions please see paragraph 019 of the guidance.
- Non AONB (the rest of the Borough):
 - Affordable housing provision in accordance with CS9 of the Core Strategy will apply for schemes of 11 units or more, or schemes exceeding 1000sqm gross floorspace.
 - Thus, affordable housing provision is not required for 5-10 units.

The Ministerial Statement is available here:

<http://www.publications.parliament.uk/pa/cm201415/cmhansrd/cm141128/wmstext/141128m0001.htm#14112842000008>

I hope this answers your question, if not, or if you have any other queries then please do not hesitate to contact us.

Kind Regards

Lewis Ford
Planning Policy Officer, Planning Services

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Telephone: (023) 9244 6539
Email: lewis.ford@havant.gov.uk

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

If you are requesting information under the Freedom of Information Act, Environmental Information Regulations or Data Protection Act then please re-direct your email to customer.services@havant.gov.uk. Any statutory timeframe for a response for requests will not commence until the request is received by the Customer Services Team.

APPENDIX 3

Streetscene reflecting permissions APP/14/00575, APP/15/576 and APP/16/00281

REV:	DATE:	APPROPRIATE:	DRAWN:	CHECKED:
A	11/03/16		DNB	BP



SOUTH ELEVATION

CLIENT:
Mr Paul Thomas

PROJECT:
5 East Street, Havant

DRAWING:
Proposed Street Scene

SCALE: **1:100@ A3** DWG NO: **1922/P06**

DATE: **Mar '16** REV: **A**



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