
Site Address:	70 West Street, Havant, PO9 1LN		
Proposal:	Replacement single storey rear extension, alterations to fenestration and replacement front wall.		
Application No:	APP/16/01278	Expiry Date:	06/02/2017
Applicant:	Mr Kane		
Agent:	Mr M Critchley	Case Officer:	Harriet Pitney
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey terraced building located on the northern side of West Street within the "Black Dog" Conservation Area.

The property has been constructed of red brick with yellow quoin's and a tile roof with a projecting bay window at first floor level and a small dormer to the front. The application site has been utilised previously for residential purposes with an element of retail use at ground floor level.

West Street is located within the Town Centre of Havant and forms an extension to one of the principal shopping streets. To the south side of West Street, there is a two storey block consisting of primarily retail at ground floor level and office accommodation at first floor level. The rear of the site is immediately adjacent to Havant Stream which separates the application site from the retail park to the rear.

2 Planning History

None relevant

3 Proposal

This application is for the demolition of the existing single storey rear extension and the erection of a replacement single storey rear extension with alterations to the fenestration. The proposal also incorporates a replacement front wall.

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)

Listed Building Grade: Not applicable.

Conservation Area: Black Dog

5 Statutory and Non Statutory Consultations

Conservation Officer

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.

The proposal is to replace a single storey rear extension, alterations to fenestration and replacement front wall.

At the front it is proposed that the wall at first floor level be taken back 1 metre from the pavement creating a recess under the upper floors. Whilst this creates a sense of space to the front of the property it is out of keeping with the rest of the street scene which is very much town houses or retail fronting directly onto the pavement.

The four pane window to the ground floor is in keeping with other residential properties in the street however this attention to detail has not been extended to enhance the window at first floor.

To the rear the two flat roofed extensions are replaced with a pitched roof extension that allows for a small garden area to the rear over what was formally the dining room. The change from a flat roof to a pitch roof is an improvement to the overall look of the property, viewed from the north this roof line may just be visible from the retail park but does not harm the setting or character of the Conservation Area.

The loss of the chimney to the rear is deemed not to be detrimental to the aesthetic of the building of the Conservation Area as it is not seen from the primary elevation to the south.

Conditions

Materials to match existing

Window details- These details were requested prior to the decision being issued and agreed with the Conservation Officer. These details have now been conditioned as part of Condition 3- Compliance with plans.

County Archaeologist

The Site is located adjacent to the Chichester to Bitterne Roman road, within the historic core of Havant and in an Area of High Archaeological Potential (AHAP). I would normally ask for an archaeological condition to be attached to any planning permission issued within an area such as this, but on this occasion the fact that the proposed extension is to be sited within the footprint of an existing building means that the site will have been extensively disturbed by this modern development. It is therefore very unlikely that ground works will expose any interpretable archaeological features and/or

deposits. As a result I will not wish to raise any archaeological issues in this instance.

Environment Agency

We can confirm that the Environment Agency has no objection in principle to the proposed development as submitted.

Advice to Local Planning Authority (LPA) / Applicant:

The site lies within the groundwater Source Protection Zone 1 for the Bedhampton and Havant Springs. As such the LPA and the applicant is advised to contact Portsmouth Water to discuss the development and any concerns they may have with them.

Pollution Prevention:

All precautions must be taken to avoid discharges and spills to the ground both during and after construction. For advice on pollution prevention measures, the applicant should refer to our guidance 'PPG1 – General guide to the prevention of pollution, which is available on our website at [Pollution Prevention Guidance](#)

In the event of a pollution incident, all works should cease immediately and the Environment Agency should be contacted via the incident hotline 0800 807060.

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: 10

Number of site notices: One

Statutory advertisement: 16/12/2016

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) 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 to be acceptable in principle subject to the usual development management criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The principal elevation of the application site at present comprises a 1970's style retail frontage which is currently unoccupied and is considered to be in a rather dilapidated condition. On this basis, it is considered that the proposed alterations to the front elevation would aesthetically improve the appearance of the building which would positively contribute to and conserve the character and appearance of the area. Whilst it is noted the alterations to the front include the set back of the existing shop front by 1 metre which is not a common characteristic within the streetscene of West Street, it is noted that there are other examples which exist within the streetscene (namely 66-64 West Street) and therefore it is not considered that this aspect of the proposal would result in any detrimental impact on the visual amenity of the surrounding locality or detrimentally harm the character and appearance of the Conservation Area.
- 7.4 The demolition and replacement of the single storey extension to the rear would not be readily visible from the public realm and therefore the design and appearance of the proposal is deemed to be appropriate in context to the main building.
- 7.5 The proposal is therefore considered to be acceptable, meeting the requirements of Policy CS11 & CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.6 When considering the impact upon neighbour amenity, it is important to note that a single storey flat roof extension currently exists to the rear of the application site. Similarly, the neighbouring property to the east (68 West Street) also has an extension to the rear of a similar size, scale albeit marginally smaller in terms of its depth. The proposal seeks to demolish the existing single storey rear extension and erect a replacement single storey rear extension which is approximately 4.5 metres less in depth in comparison to the existing extension at 70 West Street. These alterations would therefore result in the replacement extension falling in line with the adjacent neighbours extension and also allows for a small area of private amenity space to the rear. Whilst it is noted that the existing extension is of a flat roofed design and the replacement extension seeks to provide a pitched roof, the increase in height of approximately 0.95 metres would not be considered to result in any additional loss of light, privacy, outlook or appear overbearing to any of the adjacent neighbouring properties. Furthermore, it is considered that the alteration from a flat roof to a pitched roof is an improvement to the overall appearance of the property.
- 7.7 The proposed alterations to the front would not be considered to result in any impact which would be detrimental to neighbour amenity and would create a sense of space to the front of the property
- 7.8 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to any overlooking and would have a limited and acceptable impact on the properties immediately adjacent to the application site. The proposed development is therefore considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.9 It is noted that no letters of objection were received in relation to this application.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a limited and acceptable impact on the neighbours immediately adjacent to the application site and is unlikely to result in any impact which would be detrimental to the character and appearance of the Conservation Area. The proposed development is therefore considered to be appropriate and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01278 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 wall and roof materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
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:

Amended location plan & block plan (16103-101A)- received 20th December 2016

Survey elevations (16103-3010)- received 12th December 2016

Survey ground floor plan (16103-2010)- received 12th December 2016

Survey upper floor plans (16103-2020)- received 12th December 2016

Amended proposed ground floor plan (16103-401A)- received 20th December 2016

Amended proposed upper floor plans (16103-402A)- received 20th December 2016

Amended proposed elevations (16103-501A)- received 20th December 2016

Heritage report (MHC/sar/16103)- received 12th December 2016

Proposed fenestration- plans and elevations (16103-612A)- received 18th January 2017

Proposed fenestration- plans and elevations (16103-614A)- received 18th January 2017

Fenestration identity plans (16103-4110)- received 18th January 2017

Casement window plan details - received 18th January 2017

DHSS plan details- received 18th January 2017

DHSS vertical details- received 18th January 2017

Amended proposed fenestration- plans and elevations (16103-613B)- received 25th January 2017

Amended proposed fenestration- plans and elevations (16103-611B)- received 25th January 2017

Reason: - To ensure provision of a satisfactory development.