
Site Address:	30 North Street, Havant, PO9 1PT		
Proposal:	Proposed extension and conversion of an existing first floor flat of the Six Bells public house to two one-bedroom flats.		
Application No:	APP/15/00567	Expiry Date:	17/07/2015
Applicant:	Mr Cockram	Team:	Team 1
Agent:	Ms Smith	Case Officer:	Rachael McMurray
	PWP Architects		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in North Street in Havant Town Centre. It falls within the boundary of the St Faiths Conservation Area. There is a public house at ground floor level and a residential flat at first floor level. The site is located opposite the Havant United Reform Church. It is adjacent to a takeaway and a hairdressers at ground floor level. Pedestrian access is through a door on North Street. To the rear of the site is a high brick wall and a small car park which is used by the Waitrose staff. Access to the first floor flat is through an internal door with the pub.

2 Planning History

None relevant

3 Proposal

The proposal is for an extension to the building at first floor level and then the conversion of the existing first floor flat into two, one bedroom flats, one of which would incorporate the extended area. The extension is necessary for both flats to be a minimum size of 45 m². A new entrance would be created in the North Street elevation and a new stud wall would be built within the pub to make a private entrance for the flats. The existing courtyard area would be used for cycle parking and bin.

The extension would be built over an area of flat roof at ground floor level. It would also feature a terrace area at the rear. It would include a tiled pitched roof and the balcony would be enclosed by a balustrade.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS21	(Developer Requirements)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

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

5 Statutory and Non Statutory Consultations

Environment Agency:

Please be aware that the proposed development is located above a culverted section of the Lavant Stream, which is a designated main river.

Under the terms of Section 109 of the Water Resources Act 1991, and the Southern Region Land Drainage and Sea Defence Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of designated a 'main river'. The Environment Agency has up to two months to determine applications for consent made under Section 109 of the Water Resources Act 1991 and you are therefore advised to contact the local Environment Agency office as soon as possible to discuss making an application.

Any application for consent will need to demonstrate that the main river culvert will not be damaged or over loaded by the proposed works. Consent will only be issued if the works do not pose a flood risk to people and property, and do not conflict with the Environment Agency's other duties.

Case Officer Note: The EA's response was forwarded to the agent and they advised that the culverted Lavant Stream runs in front of 30 North Street and the extension would be in excess of 15m from the front of the building. Therefore an application for consent under S109 should not be required.

The EA provided a further response to confirm that they have reviewed the plan against their flood map (which is the best information we hold) and it suggests that the culvert is slightly outside of the 8m requirement for flood defence consents. If the applicant is confident that the development will be taking place outside of the 8m distance then flood defence consent will not be required. However, given the proximity to the culvert, the EA would encourage the applicant to be cautious throughout construction.

The paragraph setting out the EA's general flood defence consent requirements is an informative rather than a condition of the planning application, so there is no need for it to be removed from the planning decision notice.

Conservation Officer:

Comments based on desktop assessment. This building c.1895 makes its strongest contribution to the conservation area through its prominent street frontage to North Street. Visually this is unaffected by the proposals and the ground floor use as a pub remains. The proposal affects predominantly the rear elevation which is viewed across the entrance and related service yard to Waitrose.

In purely design terms (not taking into account any neighbour amenity issues) I am satisfied with the proposal. It adopts the general form of the present building with a contemporary twist to the rear glazing, in order to maximise light and enable the provision of a balcony. I consider the proposals are well thought through and will

create a development which overall will enhance the character and appearance of the area. The proposal involves the loss of the rear chimney stack, however in the context within which the proposal will be seen I consider this acceptable. SUPPORT proposal.

If permission is to be granted I advise that a condition is imposed to cover the submission of sample (external) materials for approval. This would be the facing bricks and slate. I am pleased to see the use of aluminium for the new windows which should provide the necessary crisp and slender visual appearance.

County Archaeologist:

No adverse comments

Development Engineer - Highways:

No adverse comments

Building Control

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: 10

Number of site notices: 1

Statutory advertisement: Not applicable.

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) Principle of development
- (ii) Impact upon the St Faiths Conservation Area
- (iii) Impact upon residential amenity
- (iv) Developer Contributions

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

- (ii) Impact upon the St Faiths Conservation Area

As the development would be located internally and at the rear of the building, the impact on the North Street streetscene would be minimal other than the introduction of

a new door to provide access to one of the first floor flats.

The rear extension would be visible from Prince George street and the Waitrose staff car park. It would include a pitched roof extension over the existing flat roof area to the rear of the pub. The extension would be a continuation of the existing extended area including the same roof style and height. It is considered that this would be a sympathetic addition, in character with the design of the existing building and matching materials are proposed. The glazed balcony and full width glazing on the rear elevation are contemporary additions however, they are attractive and interesting additions to the design and would not have a harmful impact on the character of the streetscene and would preserve the conservation area.

(iii) Impact upon residential amenity

The neighbouring properties to the application site are both commercial properties at ground floor level with residential flats above. The first floor flat at No. 28 has a window in the rear elevation which is set back from the existing first floor rear building of No. 30. This already has a reduced outlook and it is considered that the minimal depth of the extension would not reduce this outlook to such an extent to warrant a refusal of the application. No. 32 has a similarly positioned window and a window on the side which serves a bathroom. Overall given the already tight knit relationship between the buildings, the modest extension would not result in an adverse loss of outlook and amenity.

The proposal includes a balcony at first floor level to the rear of the extension. The balcony would be enclosed by a low height glass balustrade on all sides. This would allow unrestricted views when using the balcony. However, the views would be over the rear courtyard and bin area of the adjacent kebab shop unit at No. 28, the rear utility area of the pub itself and the metal staircases to the rear of No's 32 and 34 which provide access to the first floor flats. Overall it is considered that there would not be an adverse loss of privacy.

(iv) Developer Contributions

The proposal is CIL liable for £1520. The SDMP contribution paperwork has been returned and completed. The proposal therefore accords with Policies CS21 of the Local Plan and Policy DM24 of the Allocations Plan.

8 Conclusion

The application is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00567 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory

Purchase Act 2004.

- 2 Construction of the extension, balcony and new door in the North Street elevation hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement May 2015

DN- 1310 - Proposed elevations

DN - 1300 - Existing plans, sections and elevations

DN - 1100 - site layout

DN - 1200 - proposed floor plans

Reason: - To ensure provision of a satisfactory development.

- 4 The cycle stores and bin stores shown on drawing number 1200 shall be provided prior to the occupation of the additional unit of accommodation hereby permitted. Thereafter these facilities shall be maintained in accordance with the approved plans.

Reason: To ensure that provision is made for no car based travel in the interests of sustainable development and to provide adequate bin storage for residents having due regard to policies CS16, DM10 and DM13 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework 2012.