

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)
DM20 (Historic Assets)

Listed Building Grade: Not applicable.

Conservation Area: Adjacent St Faiths Conservation Area

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

Building Regulation consent will be required for this work in accordance with Approved Document C Para 2.39

Conservation Officer

Whilst this site is within the St Faiths Conservation Area, the proposed works are located to the rear of the building and therefore not highly visible. There is no heritage objection to the application.

Officer comment: *The application site lies adjacent to, but not within, the St Faiths Conservation 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: 8

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 character and appearance of the area
- (iii) Impact upon residential amenity

- (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. The application site lies adjacent to, but not within, the St Faiths Conservation Area, and as

such the setting of the Conservation Area needs consideration pursuant to S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(ii) Impact upon the character and appearance of the area

The proposal is for the removal of existing radon gas ductwork system and replacement with new ductwork system within the building - the new ductwork system would not require permission in itself, but does include the installation of new ventilation grille to the western rear side elevation. The only visual external amendment is the installation of a new ventilation grille. The proposed grille would be brown in colour blending in with the external brick work of the premises. It is not considered that the proposal would have a harmful impact upon the character of the streetscene or the adjacent St Faiths Conservation area. Therefore, the development would comply with Policies CS11 and CS16 in the Havant Borough Local Plan (Core Strategy) 2011, and preserve the setting of the St Faiths Conservation Area in accordance with S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990..

(iii) Impact upon residential amenity

Due to the location of the site being within a Town Centre and this proposal being located within the ground floor of the existing commercial premises it is not considered that there will be any undue impact on residential amenity.

8. Conclusion

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

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00020 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:

Application Form - Received 11 January 2024

Location Plan - Received 11 January 2024

Location and Block Plan - Received 11 January 2024

Proposed Plans - Drawing No.WGR6324-P001-01 A - Received 11 January 2024

Reason: - To ensure provision of a satisfactory development.