
Site Address:	Development site, 5-7 East Street, Havant		
Proposal:	Construction of single storey rear extension to form plant room.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00277	Expiry Date:	29/06/2023
Applicant:	Mr Heather JNP Developments and Investments Ltd		
Agent:	Mr Pike Pike Planning	Case Officer:	Josephine Lacey
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The development site at 5-7 East Street is located between East Street and The Pallant in Havant Town Centre. The site has been subject to several planning applications for flats facing onto East Street and The Pallant; please see section 2 below detailing the recent, relevant planning history on the site relating to 5-7 East Street. The wider site is still under construction. The rear elevation of 5-7 East Street and the outbuildings to the north of the application site are brick and are four storeys high. This application relates to the rear of 5-7 East Street, adjacent to the outbuildings of No.1 East Street.
- 1.2 The site falls within St Faiths Conservation Area

2 Planning History

APP/19/00999 - Variation of Condition 2 of Planning Permission APP/17/01187 (which varied Condition 2 of Planning Permission APP/17/00061 - Demolition of existing retail units and erection of part 4-storey, part 5-storey building with 9no. flats (3no. 1-bed and 6no. 2-bed); cycle and refuse store) to the following wording: Following the demolition of the facades (No's 5 and 7 East Street) facing onto East Street, a stretch of hoarding shall be secured in their place with immediate effect. The details (materials and finish) of such hoarding shall be submitted to and agreed in writing by the Local Planning Authority. The agreed hoarding shall remain in situ until the redevelopment of the site has commenced, unless otherwise agreed in writing by the Local Planning Authority.

, DEL,

APP/21/00814 - Construction of four storey residential building comprising 8No. two bedroom apartments (revision to planning permission APP/20/00936). (Approved 14/10/2021). Request to discharge conditions 4, 5 and 16 (received 8/11/2021). Request to discharge condition No/s 3, 9, 10 and 11 (received 6/12/2021). Request to discharge conditions 6 and 7 (29.4.22). Request to discharge conditions 12 & 14 (recd 22.3.23). Request to discharge condition 11 (paving) 31.01.24., PERM, 14/10/2021

APP/21/01400 - , UNK,

APP/22/00460 - Discharge of conditions - APP/21/00814, UNK,

APP/23/00262 - DOC See attached water efficiency document and Drawing No: 21_103_LS01F (external lighting)., UNK,
APP/23/00388 - Listed Building Consent for part demolition and conversion of outbuildings to 2 No. 2bed apartments., WD,12/07/2023
APP/23/00524 - Variation of condition 3 of Planning Permission APP/21/00814 (Construction of four storey residential building comprising 8No. two bedroom apartments) relating to materials as shown on plan number 21100BR03B - the use of brickwork instead of render on the front elevation., DEL,
APP/23/00793 - Variation of Condition 2 of Planning Permission APP/21/00827 to reduce the number of parking places from 4 to 3., UNK,
APP/23/01081 - Removal of condition 20 relating to - No flintwork is proposed to be used. Refer to drawing no: 21/100/BR03 REV C (to be removed)., UNK,

3 Proposal

Construction of single storey rear extension to form plant room.

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)
DM10	(Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer

I can see from the latest plan submitted for this application that unlike before, the plant room now doesn't require the demolition of the rear part of No. 1 East Street (although it will be attached to the side elevation of the new building proposed for that site).

Given what they are now proposing (and have actually built), I have no objection to this on heritage grounds.

Councillor Imogen Payter

No comments received.

Councillor Phil Munday - St Faiths

No comments received.

Councillor T Pike - St Faith's

No comments received.

County Archaeologist

Thank you for your consultation. Prior to the start of construction on application 21/00814, archaeological evaluation works were undertaken across the site. These revealed some Romano-British remains towards the south and east of the site. However, from the centre of the site to the north, it appeared that previous impacts and compromised the archaeological potential. In addition, the proposed development is of a limited scale and unlikely to create significant new impacts. On this basis, I do not wish to raise any archaeological issues.

Environment Agency

No comments received.

Environmental Health Manager, Community Group

22/06/2023:

Thank for consulting the Pollution Team on the above application. I have considered the proposed scheme which, seeks to erect a single storey extension to the rear to use as a plant room. I recommend this application to be refused on noise grounds, as no consideration has been given as regards the impact of noise.

The submitted design and access statement states there will be no impact on amenity. I note confirmation from owner which states that land affected by the proposed is owned and controlled by the same person. However, I consider that the applicant should provide an assessment of noise levels relating to the plant room. In the long term, future development within the location of the site may be impacted by the plant room noise and give rise to complainant. Therefore, we require an assessment to be undertaken by a competent noise technician to assess the noise level relative to any noise sensitive receptor.

Once this has been done and submitted, I will be happy to review my comments and provide a revised consultation response

21/12/2023:

I have studied the Plant room noise report and can advise as follows:

It is clear at present that currently there is no indication as to what plant exactly will be employed in the plant room. The report has used a similar situation report to ascertain probable noise levels internally & externally to the proposed plant room, which encompassed boilers, pumps & such like. It has also provided various recommended mitigation measures to be implemented, to ensure that any noise & vibration break out from the plant room won't impact on any external residential receptors, nor the flats that share a common wall/s with the plant room, from a noise and / or vibration aspect.

Whilst this office has no objection in principle to the proposed plant room, there is no indication at this time, as to whether any fixed ventilation in the form of acoustic or standard louvres, externally mounted air moving equipment and so forth may be required for any plant still to be employed, which could lead to additional noise / vibration breakout, not currently covered by the submitted report.

I would therefore suggest that the applicant confirm what plant is being considered for use in said plant room, discuss the same with the acoustic consultant to confirm that the noise levels of such plant will be suitably mitigated by the measures proposed in the report, and submit written confirmation of this.

If suitable this office will likely have no further adverse comment to make in this regard, other than to request a condition stipulating that the mitigation measures as proposed in the report, should be implemented during the construction phase.

12/02/2024:

I have reviewed the additional information requested by Mark's consultation response dated 20th December 2023. I can advise that the details are satisfactory. Accordingly, we have no further adverse comments with this application.

Officer comment:

A condition is recommended, should permission be granted, to ensure that the development is completed in accordance with agreed measures set out in Plant Room Desktop Assessment dated 07/09/2023, and that the plant room would consist only of machinery detailed in Floor Plan M041 REV C3 and MHG Heating Reference Guide 24/01/2024.

Portsmouth Water Company

Portsmouth Water have reviewed the application and associated documents for APP/23/00277 and have no concerns regarding impacts to groundwater quality. Therefore, we do not recommend any planning conditions to be included on the planning permission

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: 41

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

Statutory advertisement: 09/06/2023

Number of representations received: 1

Comment	Officer Comment
Comment on behalf of Havant Climate Alliance and Friends of the Earth. With the construction of the 4 storey building of 8 flats nearly complete, it seems very late in the day for the builder to be applying for planning permission to construct a rear extension plant room to house gas boilers and water tanks. Heating should have been thought of at the outset.	

Given that we are in a climate emergency, one would like to have seen solar panels on the roof of the building and electrical heating provided mainly by air or ground source heat pumps which could also provide cooling in hot weather. Would this still be possible?	There is no planning requirement or current local plan policy requiring provision of solar panels or a ground or air source heat pump for this development. This application for the plant room must be considered on its own merits.
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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 conservation area
- (iii) Impact upon residential amenity
- (iv) Noise pollution

(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 character and appearance of the conservation area

7.3 The proposed plant room is approximately 2.2m by 1.4m to a height of 3m, and would be situated to the rear of 5-7 East Street. The proposed materials are brickwork to the elevations and a proprietary flat roofing system. The proposal would not be visible from the street scene, as it is to the rear. The proposed materials are considered in keeping with the rest of the development and the surrounding area.

7.4 The site is in a conservation area where due regard must be given to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (Listed Building Act 1990) as to preserving or enhancing the character or appearance of the area. The Council's Conservation Officer has been consulted on the application and has raised no objection, with the proposal preserving the character and appearance of the conservation area, in accordance with Section 72 of the Listed Building Act 1990 and Policies CS11 and CS16 of the Havant Borough Council Core Strategy.

(iii) Impact upon residential amenity

7.5 The plant room is to the north and to the rear of 5-7 East Street, and to the south of the outbuildings of 1 East Street. The plant room is an appropriate size for its location, and would not be overbearing or cause loss of light or outlook to the flats within 5-7 East Street. There is a window serving the kitchen of Unit 02 adjacent to the proposal, however, light is already restricted to this window due to the close proximity of the surrounding adjacent buildings, meaning that it would not cause a significant impact.

There are no proposed windows within the plant room, meaning that privacy will not be impacted.

- 7.6 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Noise pollution

- 7.8 Environmental Health was consulted on the application due to potential noise pollution from the proposal, and after reviewing the submitted Noise Report and contents of the proposed plant room, it was concluded that the proposal would not have a detrimental impact on residential amenity due to noise pollution, therefore meaning that the proposed development satisfies DM10 of the Havant Borough Council Core Strategy.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and it would preserve the character and appearance of the conservation area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00277 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:

23 Jan 2024	20_03_BR03REV F	GENERAL ARRANGEMENT
		ELEVATIONS AS BUILT
23 Jan 2024	21_100_W10_REV Y	GENERAL ARRANGEMENT
31 May 2023	23_10_L01	LOCATION PLANS

Reason: To ensure provision of a satisfactory development.

- 3 The external 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.

- 4 Prior to the use of the building hereby approved commencing, the proposal shall proceed in accordance with the measures set out in Plant Room Desktop Assessment dated 07/09/2023 and would consist only of machinery detailed in Floor Plan M041 REV C3 and MHG Heating Reference Guide 24/01/2024.

Reason: To safeguard the amenities of the occupiers of neighbouring properties and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.