
Site Address:	21 Park Parade, Havant, PO9 5AA		
Proposal:	Insertion of 3 new windows to west elevation.		
Application No:	APP/16/00524	Expiry Date:	15/07/2016
Applicant:	Mr Smith South Hampshire Properties Ltd		
Agent:	Mr Knight Knight Architectural Design	Case Officer:	Harriet Pitney
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located on the south side of Park Parade within the defined urban area. Access to the building is via Park Parade (albeit by pedestrians only), with vehicular access to the rear via Tidworth Road.

The site is located within a terrace of commercial buildings, comprising 2 storeys in height and has a predominantly flat roof with a small pitch to the park parade frontage.

To the east and west of the building are commercial units, to the south of the building is a car park owned by Havant Borough Council and to the north of the site are more commercial units with retail uses at ground floor level.

The surrounding area is of a medium density with a mixture of retail and commercial uses.

2 Planning History

APP/15/00533 - Change of use from retail (use Class A1) to Health and Fitness club (use Class D2)., PERM,21/07/2015

3 Proposal

This application is for the Insertion of 3 new windows to the western elevation of 21 Park Parade, Havant.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Not relevant to this application.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No objections 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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area, therefore development is considered to be acceptable in principle subject to development control criteria.

(ii) Impact upon the streetscene

Whilst the proposal would be visible from the streetscene of Tidworth Road, it is considered that given the sites location, the proposal is unlikely to affect the character of the streetscene and would not result in an adverse impact on the visual amenity of the locality.

The proposal is therefore considered to comply with Policy CS16 of the Havant Borough Council Core Strategy 2011.

(iii) Impact upon residential amenity

The application site is located within a commercial area and is therefore set a significant distance away from residential development. It is therefore considered that

the development would have a negligible impact on the residential properties in the surrounding area or the commercial units located immediately adjacent to the site.

It is considered that the development would not result in any loss of privacy, outlook or overlooking and is therefore considered compliant with Policy CS16 of the Havant Borough Council Core Strategy- Clause 1 e).

8 Conclusion

The proposal is considered to be of a scale and appearance that is appropriate to the commercial nature of the site and would not result in unacceptable harm to the character and appearance of the area or result in a detrimental impact on neighbour amenity. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00524 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 Compulsary Purchase Act 2004.

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

Red line plan (reference: KAD 01 A BP)- received 13th May 2016
Existing floor plans (reference: KAD 01 A SK1)- received 20th May 2016
Amended existing and proposed plans (reference: KAD 01 A PP- Rev A)- received 17th June 2016.

Reason: - To ensure provision of a satisfactory development.