
Site Address:	9 North Street, Havant, PO9 1PW		
Proposal:	Single storey rear extension and replacement first floor windows on front elevation.		
Application No:	APP/22/00044	Expiry Date:	19/04/2022
Applicant:	Mr Williams		
Agent:	Mr Spivey	Case Officer:	Gary Christie
	PWP Architects		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application relates to a two-storey mid-terraced property located to the western side of North Street, just to the north of its junction with West Street. It comprises a small commercial premises at ground floor level with residential accommodation located to the rear and above. The building has been altered to the rear with a two-storey flat roof extension and benefits from an enclosed garden with an outbuilding.
- 1.2 The site is located within Havant Town Centre and within the St Faiths Conservation Area.

2 Planning History

There is no planning history for this site.

3 Proposal

- 3.1 Planning permission is sought for the construction of a single-storey rear extension and replacement first floor windows on the front elevation. The rear extension would measure approximately 4.3m in width by 8.5m in depth replacing an existing outbuilding and retaining a narrow external amenity space along its southern elevation. The extension would be constructed in matching materials and topped with a dual pitched roof.
- 3.2 The applicant has confirmed that rainwater goods to serve the northern roof slope can be incorporated entirely within the application site with a downpipe incorporated internally within the extension.
- 3.3 The replacement windows to the front of the building would be of a sliding sash design with white UPVC frames incorporating horn details.

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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

DM 20 (Historic assets)

Listed Building Grade: Not applicable.

Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

HBC Conservation Officer

The proposed extension would be located to the rear of the building and would not be visible from the view of North Street. Nonetheless, the extension relates well to the host building in terms of design and scale.

The existing first floor, front facing windows look over North Street. Whilst the windows in the adjacent building are original wooden frame windows, the first-floor windows within the application site have been changed for modern replacements. Whilst these do have wooden frames, the windows themselves are steel frames and the dormer window within the roof is UPVc. Whilst the replacements would be UPVc, they would be of a sliding sash design which would be an enhancement to the existing first floor windows.

Overall it is considered that the proposal would not result in harm to the conservation area and would meet the test of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant national and local planning policies.

Conclusion: No objection

Councillor Imogen Payter

No Comments received.

Councillor J Branson - St Faiths

No Comments received.

Councillor T Pike - St Faith's

No Comments received.

County Archaeologist

The site lies within the historic core of Havant and within an area of high archaeological importance. This area of Havant has been settled since at least the Roman period, with a small Roman town developing around a crossroads, the heart of which is located close to the application site. However the proposed extension appears to be limited in scale located within an area that has been, at least in part, previously developed. As such, no archaeological issues are raised.

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: 22

Number of site notices: 1

Statutory advertisement: 04/03/2022

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) Appropriateness of design and impact on the character of the area / Conservation 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 acceptable in principle subject to development management criteria.

7.3 As the site is located within a Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant to the consideration of this application. This 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.

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

7.4 The proposed extension would be located to the rear of site. With the exception of similar small external amenity areas and commercial yards immediately to the south, the site is enclosed by larger developments on all sides preventing any views from the public realm. Notwithstanding, the proposed extension with its use of matching materials and dual-pitched would relate appropriately with the existing building and its surrounding context, albeit with the loss of much of the external space. The extension would however, provide much improved residential accommodation for the occupiers of the site who would still benefit from a small external amenity space for day to day activities.

- 7.5 To the front of the building the first floor windows are currently a mix of timber and steel frames which have fallen into a poor state of repair. Whilst the replacement frames would be UPVC, by virtue of their method of opening, detailing and colour they would, in this instance, be regarded as an enhancement in comparison to the existing.
- 7.6 Overall it is considered that the proposals would relate appropriately with the recipient building and the surrounding area, and would preserve the character and appearance of the 'St Faiths' Conservation Area. The proposal would therefore, meet the requirements of Policies CS11 and CS16 of the HBLP (Core strategy) and Paragraphs 199-208 of the National Planning Policy Framework.

(iii) Effect on neighbouring properties

- 7.7 The rear extension would be located adjacent to the northern boundary partly replacing an existing outbuilding. The adjoining property to the north is two-storey in height, sited close to its southern boundary and incorporates a small undercroft at ground floor level partially aligned with the proposed extension. The undercroft and small external space provides access to first floor dwellings and incorporates an obscure glazed window which serves a commercial use at ground floor level to the front of the building and a kitchen window serving a flat to the rear.
- 7.8 The proposed extension would introduce greater building bulk onto the boundary above the height of the existing boundary treatment. However, the incorporation of a pitched roof would minimise the eaves height along the boundary and the roof would increase in height as it moves away from the adjoining site. Having regard to the existing enclosed nature of the neighbouring site, it is not considered that the proposed development would result in any significant adverse amenity impacts in terms of loss of light, outlook, overbearing impact or increased sense of enclosure. The replacement windows to the front of the building would not result in any greater opportunities for overlooking.

8 Conclusion

- 8.1 The proposed works are considered to be acceptable in design terms, would preserve the character and appearance of the St Faiths' Conservation Area and would not have a significant adverse impact on the amenity of neighbouring occupiers. The proposal is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00044 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:

5816 1000 Rev-A (Location & Block Plan),
5816 1200 Rev-A (Existing & Proposed Floor plans),
5816 1300 Rev-A (Existing & Proposed Elevations).
Materials Sample dated 21st March 2022

Reason: To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match in type, colour and texture those on the existing building and as detailed within the submitted forms and Materials Samples Document dated 21.03.2022.

Reason: In the interests of the amenities of the area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.