

9 East Street, Havant, Hampshire, PO9 1AA

This statement should be read in conjunction with the design & access and heritage statements produced by PGP Architects.

Site and surroundings

Comprises a vacant single storey retail unit located on the north side of East Street close to the junction with North Street.



Figure1. The application site frontage to East Street.

Relevant planning history

On 10 April 2015 conditional planning permission (LPA Ref: APP/14/00576) was granted for the demolition of existing single storey building (Class A2) and associated outbuilding to the rear; construction of four storey building comprising 8 No. 1 bed and 3 No. 2 bed apartments with associated landscaping; cycle parking and refuse. (Revised Application).

On 2 October 2017 conditional planning permission (LPA Ref: APP/17/00695) was granted for the demolition of existing buildings and erection of 10 no. apartments.

On 26 February 2021 conditional planning permission (LPA Ref; APP/20/00933) was granted for the demolition of the existing retail unit and construction of 10 supported living units (Class C2).

Designations

The site is located within the St Faith's Conservation Area and the town centre area of Havant.

The proposal

To amend the scheme granted permission last year. The proposals are very similar but now propose 8 assisted living units compared to the 10 previously agreed and the use class would be C3(b) and not C2. The volume of the proposed building would be reduced but the frontage to East Street would not be materially different from the already permitted scheme.

Residential amenity

The relationship with nearby properties is very similar to the permitted scheme and as such it is not considered there would be any unneighbourly overlooking, loss of light or outlook.

Planning policy

The Council's adopted Core Strategy includes a number of policies that are relevant to this application, as follows:-

Policy CS9 supports housing in sustainable locations and sets out a target figure for new homes during the plan period.

Policy CS16 refers to high quality design. It requires development to respond positively to historic and local character and to use characteristics of the locality to

help inform the design of new development. Height, massing, materials and proportions of windows and doors are referred to in Paragraph 1.

Policy CS17 is about concentrating development in urban areas and CS20 sets out the transport and access strategy for the borough.

Policy DM13 concerns car parking and cycle storage for residential development.

Policy DM10 covers all situations where pollution may occur in respect of new development.

The Pre-Submission Havant Local Plan 2036 was approved by the Council in January 2019 and has some relevance to the application proposals but must be given limited weight as it is not yet an adopted plan. The following policies are pertinent:-

E1 – High Quality Design

Requires all aspects that contribute to design quality to be included in new development and in particular the existing character of the area should be taken into consideration.

E12 - Low Carbon Design

The need to reduce carbon emissions is at the heart of this policy. Furthermore, re-using existing building materials is encouraged.

E20 - Drainage Infrastructure and New Development

Re-using rainwater through a SUDS system can help to reduce water usage and consequently demand.

E22 - Amenity and Pollution

The need to reduce pollution and improve amenity for residents is a key part of this policy.

H1 - High Quality Homes

Well-designed homes with natural ventilation, adequate rooms sizes and proportionate gardens are encouraged in this policy.

H3 - Housing Density

Higher densities are considered suitable for accessible and sustainable locations.

It is considered that the proposed development would be consistent with the relevant policies in the Adopted Core Strategy and the Pre-Submission Local Plan. The application site is within the town centre area, cycle storage would be provided to the council's standards and the design of the proposed development would be compatible with the surrounding context. Furthermore, a small garden is proposed and four car parking spaces with access from The Pallant.

It is considered the proposed development would be compliant with relevant advice in the NPPF which confirms a presumption in favour of sustainable development.

The three dimensions to sustainable development are economic, social and environmental. The economic role should ensure there is sufficient land of the right type and in the right places to support growth and innovation. The social role supports strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations. It should also involve creating a high quality built environment with accessible local services to meet the community's needs. The environmental role should contribute to protecting and enhancing the natural, built and historic environment. Furthermore, natural resources should be used prudently, waste and pollution minimised and climate change given a high priority by moving towards a low carbon economy. It is considered that the proposed development accords with this advice. Chapter 5 relates to housing and it is considered that the development proposed would be in accordance with guidance in this chapter and in particular Paragraph 68. This acknowledges that *small and medium size sites can make an important contribution to meeting the housing requirements of an area and are often built out relatively quickly*. Chapter 11 is about making effective use of land and Paragraph 118(d) promotes development of under-used land.

Chapter 12 is about good design. Paragraph 127 is most relevant to the application proposal as it requires development to optimise the potential of sites and create visually attractive development. It is considered that the application proposals would result in a good quality development delivering specialist residential accommodation for single people and for which there is a need and demand in the Borough.

Chapter 16 is about the historic environment. The proposals would enhance this part of the conservation area and certainly not cause any harm to its significance.

Assessment

The differences between the proposed development and that already permitted are minor and would result in a high quality scheme that would enhance the character and appearance of the conservation area without compromising residential amenity. The relationship with the permitted scheme for 6 dwellings to the rear of 11 East Street would be improved by the reduced building bulk at the rear.

The proposed development would be sustainable as defined in the NPPF and would result in a good quality specialist living accommodation making more effective and full use of the application site.

The scale, design, layout and external materials would be appropriate for this location.

The proposed assisted living units would provide good sized units with acceptable levels of light, ventilation and outlook.

The application proposals would not cause any significant amenity issues for nearby residents, both existing and future occupiers in respect of the recently permitted development at 5/7 East Street and to the rear of 11 East Street.

Conclusion

It is respectfully requested that planning permission should be granted for this sustainable and appropriate development.