
Site Address: Former site of St Andrews House, 59-61 West Street,
Havant

Proposal: Application for non-material change to Planning Permission
APP/12/01233 relating to changes to Glove Factory including change to appearance of
main entrance; change to footprint of substation, bike store and bin store and position
of doors; addition of flat roof over bike store, new window added to the first floor west
elevation and eaves level on west elevation raised. Changes to houses including first
floor windows to gable ends of plots 2 and 13 changed to blank recessed tax windows
and all window glazing changed from sash type to casement.

Application No:	APP/16/00184	Expiry Date:	22/03/2016
Applicant:	Mr R Rouse Mansell Homes	Team:	Team 1
Agent:	Mr S Paylor HGP Architects Ltd	Case Officer:	Heather Lealan
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

Former site of St Andrews House, 59-61 West Street, Havant. The site itself is located walking distance from the town centre of Havant. West Street runs on an East to West axis and passes by the site into a pedestrianised quarter of the town. The site therefore benefits from close proximity to town centre amenities in the form of retail but also is within close walking distance to Havant bus station by the Meridian Centre and is situated within walking distance of the train station

The main A27 carriageway is within close proximity and easy access to the site. The site forms a transition between the commercial premises to the West of the site to the residential occupation to the East.

Car dealerships and public houses are also within close proximity as well as industrial units to the rear of the site. Brockhampton Springs abuts the eastern boundary and the existing building fronting West Street (The Glove Factory) forms part of the heritage trail through Havant town centre.

The site is flat and contains a large Yew tree within its premises near the eastern boundary. The site is well under construction to convert the former glove factory into residential flats and the further construction of new dwellings within the site.

2 Planning History

00/51350/003 - Application for renewal of temporary consent for single storey office with eight car parking spaces for a further three years., PERM,18/12/2000

97/51350/002 - Renewal of Consent for Temporary Single Storey Office with eight temporary car parking spaces for minimum 5 year period., TPP,07/10/1997

92/51350/001 - Continued siting and use of temporary office building and eight temporary car parking spaces., ZHIS,07/07/1992

03/51350/004 - Renewal of consent for temporary single storey office with eight temporary parking spaces for three year period., TPP,29/01/2004
 07/51350/005 - Renewal of consent for temporary single storey office with eight temporary car parking spaces for a three year period., PERM,07/03/2007
 APP/12/01233 - Conversion of existing joinery (Henry Jones building) to form 8No. flats comprising 6No. 1 bed flats and 2No. 2 bed flats; demolition of remaining buildings and construction of 16No. 3 bed houses. Conversion of existing joinery (Henry Jones building) to form 8No. flats comprising 6No. 1 bed flats and 2No. 2 bed flats; demolition of remaining buildings and construction of 16No. 3 bed houses., PERM,20/06/2013
 APP/12/01234 - Conservation Area Consent for demolition of all buildings except the joinery (Henry Jones building)., PERM,10/04/2013
 86/22964 - Internal and external alterations to existing joinery shop to form four additional offices, WD,04/12/1986
 APP/15/00460 - Discharge of Condition No/s 8, 9, 12, 13 and 20 of Planning Permission APP/12/01233., PERM,23/06/2015
 APP/15/00581 - Crown lift 1No. Yew (T1) to 3m, subject to TPO 1194., PERM,17/07/2015
 APP/15/00582 - Reduce 3No. 80mm diameter branches from 1No. Sycamore to boundary line and reduce 5mm diameter regrowth from forked stub at a height of 4m, within Conservation Area of Black Dog., RNO,09/07/2015
 APP/15/00686 - Discharge of Condition No's. 2,3,4,5,7,18, 19 and 21 of Planning Permission APP/12/01233., PERM,14/10/2015

3 Proposal

Application for non-material change to Planning Permission APP/12/01233 relating to changes to Glove Factory including change to appearance of main entrance; change to footprint of substation, bike store and bin store and position of doors; addition of flat roof over bike store, new window added to the first floor west elevation and eaves level on west elevation raised. Changes to houses including first floor windows to gable ends of plots 2 and 13 changed to blank recessed tax windows and all window glazing changed from sash type to casement.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
 Conservation Area: Brockhampton

5 Statutory and Non Statutory Consultations

Conservation Officer - John Townsend has assessed all the proposed changes at GEN stage and has found them all to be acceptable.

6 Planning Considerations

6.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

(i) Impact of the proposed changes

6.2 It is considered that the changes to the glove factory and new dwellings are all minor in nature and would not harm the appearance of the site or the wider conservation area. These changes have been reviewed by the Council's Conservation Consultant and he has confirmed that he is satisfied with the amendments. Furthermore it is not considered that the insertion of the window within the western elevation of the former glove factory will cause any issues of overlooking to new or existing dwellings due to the layout of the site.

6.3 The proposal is considered to comply with Policy CS11 and CS16 1. (c & e).

7 Conclusion

It is considered that all the changes are minor in nature and that this application to regularise these details should be permitted.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00184 subject to the following conditions

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

Proposed Elevations drwg.no 15.023 Block B-10 rev P3 received 23 February 2016

Proposed Elevations drwg.no 15.023 Block C-10 rev C1 received 23 February 2016

Proposed Elevations drwg.no 15.023 Flats -10 rev C3 received 23 February 2016

Proposed Elevations drwg.no 15.023 Flats 11 rev C2 received 23 February 2016

Proposed Elevations drwg.no 15.023 Block A-10 rev P3 received 23 February 2016

Reason: - To ensure provision of a satisfactory development.