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|-----------------|------------------------------------------------------------------------------------------------|---------------|------------------|
| Site Address:   | 11 East Street, Havant, PO9 1AB                                                                |               |                  |
| Proposal:       | Demolition of link building between 11 East Street and existing retail warehouse to the north. |               |                  |
| Application No: | APP/15/01228                                                                                   | Expiry Date:  | 22/12/2015       |
| Applicant:      | Mr Harding                                                                                     | Team:         | Team 1           |
| Agent:          | Mr Galloway                                                                                    | Case Officer: | Rachael McMurray |
|                 | Peter Galloway Partnership                                                                     |               |                  |
| Ward:           | St Faiths                                                                                      |               |                  |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The site is located in East Street in Havant Town Centre and forms part of the St Faiths conservation area. It currently comprises a vacant three storey building which fronts onto East Street. The site also includes a number of other vacant buildings extending northwards to the Pallant. These include a warehouse which forms a link between the rear elevation of the frontage building and another warehouse to the rear of the link building. The ground floor of No. 11 was a former shop unit which has not been in use since 2008. The two upper floors were offices but have previously been granted planning permission to convert into residential flats. They are accessed via an internal staircase.

The frontage building lies within a row of buildings including No's 5-9 which are currently single storey units but have planning approval for redevelopment into three-storey residential properties. To the east of the site is No. 13 which is a Grade II listed building. The buildings on East Street are positioned hard up to the pavement and there is no off road parking.

Historically, the character of East Street was predominantly commercial however over time and due to the concentration of retail units on North and West Street and Park Road South, the demand for units on East Street has fallen. As such, it has now been undesignated as a main shopping frontage within the Local Plan. Whilst businesses and some shops are still located on East Street, it has more of a residential character to it than the other main streets of the town centre.

## **2 Planning History**

02/56407/000

Change of use of 1st and 2nd floors to 2no. self contained 2no. bedroom flats.  
Approved.

APP/15/01227

Conversion of ground floor retail unit to a residential unit and internal alterations to provide 2no. 2No.bedroom on the upper floors. Decision pending.

## **3 Proposal**

Demolition of link building between 11 East Street and existing retail warehouse to the north.

#### **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)

Havant Borough Local Plan (Allocations) July 2014

- DM20 (Historic Assets)

Listed Building Grade: Not applicable.

Conservation Area: St Faiths

#### **5 Statutory and Non Statutory Consultations**

County Archaeologist:

The removal of the foundations of the link building to the rear may expose archeological features. If the intention of the developers is to demolish the link building to ground level, leaving the foundations intact, then no archeological monitoring will be required and I would not wish to raised any issues. However, if the removal of foundations is proposed, then a condition should be attached to any permission which requires the preparation of a Written Scheme of Investigation.

Officer Note:

The agent has confirmed that no foundations will be removed.

Conservation Officer:

Initial response:

- Principle of conversion is ok but further details are required in relation to the demolition and design detailing.

Further response following submission of additional /revised details:

- Demolition proposal is acceptable with the inclusion of appropriate conditions
- Proposed design changes are acceptable, Conditions should be included to secure this.

English Heritage:

No objections

Environment Agency:

No objections

#### **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: 1

Statutory advertisement: Not applicable.

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) Impact on the conservation area

(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 on the conservation area

The demolition of the link building would leave a vacant section of land within the conservation area. However, the area is situated to the rear of No. 11 and therefore would have no visual impact from the public realm and streetscenes of East Street or The Pallant. The Conservation Officer has confirmed that he is happy with the general proposal but the manner of execution and detailing would be critical and has therefore suggested the inclusion of conditions relating to the reparation works of the exposed rear elevation. Overall the proposal is considered to not result in an adverse impact on the visual amenity of the conservation area.

## **8 Conclusion**

The application is considered to be acceptable and recommended for approval.

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## **9 RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01228 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.  
**Reason:** To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 The reparation work required following the demolition of the link building as shown on the approved drawing 15/45/P02 Rev C shall be completed within 3 months of the date of the demolition or prior to the commencement of the conversion works at No. 11, which ever is sooner.

**Reason:** To retain control over the development and to ensure an appropriate standard of work and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF 2012.

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

Proposed floor plans, elevations and sections - DN: 15/45/P02 rev C

Section plans of building to be demolished - DN: 15/45/D02

Further detailed plan of building to be demolished - DN: 15/45/D03

Location Plan - DN: 15/45/L01 Rev A

Photos showing area to be demolished - DN: 15/45/PHOTOS

Block Plan - DN: 15/45/B01 Rev A

Site layout - DN: 15/45/PO1

Existing Building - DN: 15/45/P03

Amended Design and Access Statement - 24/12/15

Amended Heritage Statement - 24/12/15

Demolition detail plan - DN: 15/45/C01

**Reason:** - To ensure provision of a satisfactory development.