
Site Address: 10A-12 East Street, Havant, PO9 1AQ
Proposal: Change of use at ground floor level from A1 to C3 to form 3No. flats, with associated alterations to front and rear elevations.
Application No: APP/15/01408 Expiry Date: 18/03/2016
Applicant: Ms Backhouse
Agent: Mr Critchley Case Officer: Rachael McMurray
 Martin Critchley, Architect
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on East Street in Havant Town Centre in the St Faiths Conservation Area. It comprises two vacant shop units, each with a glazed frontage. Above these units are residential flats which are accessed via a door on the east elevation of the building. There is an access along the east elevation to the rear of the building which is currently a yard area. The rear boundary is formed by a high brick wall which backs onto a private business centre.

2 Planning History

None relevant

3 Proposal

Change of use of the commercial units from A2 and A3 to C3 to form 3No. flats. This includes associated alterations to the front elevations to change the shop fronts to 3no. windows and 2no. access doors. On the east elevation the existing side windows would be blocked up and a new window and access door would be inserted. The rear elevation would include 3no separate extensions to provide additional internal space for each unit. The rear yard would be subdivided into 3no. private gardens and space for bin storage.

An amended plan was submitted on 9 March 2016 which included amendments on the elevations based on advice given by the Council's Conservation Officer.

Marketing History

Both units have been marketed since May 2015 via an advertising board erected on the front of the building. The larger unit has been vacant since August 2015 and the smaller unit has been vacant since January 2016. The properties were advertised on several property databases and several viewings took place but were not successful.

The following evidence of the marketing exercise carried has been provided:

- Marketing report - Submitted with the application
- Letter from Hughes Ellard describing the marketing carried out on the properties - 11/4/2016 and an advert showing the advertising board on the building.
- Further email from Hughes Ellard including links to adverts for the units and a record

of the two parties that required - 19/4/2016

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS9	(Housing)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM2	(Protection of Existing Community Facilities and Shops)

Havant Borough Local Plan (Allocations) July 2014

DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
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Listed Building Grade: Not applicable.

Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Retail and Town Centres:

No objections

County Archaeologist:

No objections

Conservation Officer:

There is a basic requirement in a conservation area to preserve or enhance the character of the area. The proposed design and choice of materials fails to achieve this. I feel with some modifications a more acceptable scheme can be produced. The required changes entail:-

- Improvements to the fenestration. I advise the use of powder coated aluminium units. It provides the necessary enhanced thermal performance while being crisper in design.
- Splitting the windows provides a more appropriate vertical rhythm and also serves to break down the large expanse of glass on the public street frontage. Setting the windows in a reveal (ideally 100mm) improves the visual appearance by providing greater modelling to the elevation.
- I believe the shop fascia and cornices are made of faience (terracotta). This can also be found in a pair of shopfronts in West Street to the rear of the bus station. The fascia is complete rather than as depicted on the submitted plans. It can appear rather overbearing as a single block. It works as a retail unit as it is used for signage. It is sensible to retain but it needs to have an on going purpose. Hence I am suggesting it is used to bear the name and street numbering for the new residential units.

- There may be an issue in providing porch canopies across the highway. It became an issue in West Street. This needs to be resolved. If the porch is not feasible I suggest the door is set behind a step recess. This afford some weather protection as well as improving the modelling of the elevation.

Officer Note: An amended plan was submitted on 9/3/16 which addressed all the points above.

Development Engineer:

No objections. Any overhanging porches will require a licence from the Highway Authority.

Waste Services Manager:

No objections

Traffic Management:

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: 10

Number of site notices: Not applicable.

Statutory advertisement: 05/02/2016

Number of representations received: 0

7 Planning Considerations

- (i) Principle of development
- (ii) Loss of the commercial units
- (iii) Appropriateness of the design and the effect on the conservation area and adjacent listed building
- (iv) Impact on neighbouring properties
- (v) Parking provision
- (vi) Developer contributions

(i) Principle of development

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

The site is located in an urban area whereby development is acceptable in principle subject to other development control considerations. For this site in particular the loss of the retail units and development/design in the conservation are important

considerations. Policy DM20 (Historic Assets) of the Allocations Plan advises that planning permission will be granted for development that conserves and enhances the historic assets of the Borough and sets out the development management requirements for planning applications that affect or have the potential to affect heritage assets.

The proposal would result in three new residential units and therefore Policy CS9 (Housing is relevant).

One of the requirements is for applications to include a heritage statement which in the case of this application has been included and assessed by the Conservation Officer. The loss of the retail unit is addressed by the consideration of Policy DM2 of the Core Strategy.

(ii) Loss of the commercial units

The proposal would result in the loss of a Class A2 and a Class A3 unit. Information has been provided with the application to confirm that the units have been vacant since August 2015 and January 2016 but have been marketed since May 2015. The supporting marketing information suggests that the units are not viable as there is now significantly less footfall in this part of the town centre. Evidence of a marketing exercise over the past 11 months has been submitted with the application. Albeit the full 12 months marketing period has not yet ended, the information provided complies with the requirements in Policy DM2 of the Local Plan. East Street in comparison to North Street and West Street does already include residential properties, several of which have historically been converted from shops into accommodation units and the proposed change of use to residential would not be out of character for this particular location. More recently both No's 7, 9 and 11 have been granted planning permission for residential redevelopment.

(iii) Appropriateness of the design and the effect on the conservation area and adjacent listed building

East Street contains several buildings of historic character, several of which are statutorily listed. Due to the era in which the buildings were constructed, many feature architectural detailing such as parapets, projecting gables, wooden windows, quoin detailing etc. The St Faiths Conservation Area Appraisal 2007 describes East Street as:

'In terms of scale, the range of buildings is considerable across the subarea from single storey shops to 3 1/2 storey houses and flats with shops at ground floor. The height of buildings varies from street to street and within streets. East Street in particular has an interesting mix of two and three storey building and variation in how the buildings address the street – some with parapets, some pitch roofs and some projecting gables (figure 2). It is this variation that provides interest and vibrancy to this part of the conservation area. There is a consistency throughout this character area to the building line which is hard to the back of pavement broken only by the churchyard. Even here the raised graveyard wall and trees help continue the important sense of enclosure in the central core of the town'.

In line with Policy CS16 which advises that new development should respond to local distinctiveness and Policy CS11 which advises that development should protect and where possible enhance heritage assets. The Conservation Officer raised concerns with the originally submitted plans in that they proposed a bland frontage which lacked

detailing. As such, amended plans were submitted which reflected on the all of the points of concern raised. This included changes to fenestration, materials and the removal of overhanging porches. Based on the amended plans, the Conservation Officer has advised that these are acceptable but material samples are required for approval.

In order to avoid any alteration to the adjacent listed building at No. 10, an amended floor plan was submitted to show that a new wall to form part of the single storey extension to unit 3, would be built independent of the existing party wall.

(iv) Impact on neighbouring properties

The existing building sits alongside No. 14 which is a two-storey building with a commercial unit at ground floor and a residential flat above, No. 10 is similar. The proposed change of use will have a limited material impact on the attached neighbours, No's 10 and 14 in terms of potential overlooking or loss of amenity.

(v) Parking provision

The proposal does not include any parking provision for the properties. The reason being that the site is in a central town centre location and is therefore considered to be a sustainable location which is highly accessible by other means of transport. The Council's Highways Officer has been consulted and has accepted that local planning policy does not require parking in this location.

(vi) Developer contributions

A contribution towards the Solent Disturbance Mitigation Project is required as the proposal includes new residential development. The relevant payment has been made and the proposal therefore accords with Policy DM24 in that respect.

The proposal is also liable to make a contribution of £1921.43 towards CIL. This is calculated on the 2015 indexation increase as the application was due to expire in December 2015 and the time for determination was extended into January 2016 at the request of the Council. This contribution would be payable on the commencement of development.

8 Conclusion

The proposal is considered to be acceptable and is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01408 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.

- 2 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The cycle parking and bin storage shown on Drawing Number 1554-401C= Rev C to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Location and Block Plan - DN: 1554 101 B

Proposed floor plans - DN: 1554-401 Rev C

Proposed elevations - DN: 15547 -501 A

Design and Access and Heritage Statement

Marketing Statement

Letter from Hughes Ellard describing the marketing carried out on the properties - received on 11/4/2016

Further email from Hughes Ellard including links to adverts for the units and a record of the two parties that required - received on 19/4/2016

Reason: - To ensure provision of a satisfactory development.