
Site Address:	11 East Street, Havant, PO9 1AB		
Proposal:	Alterations to ground floor to provide 1No. 2 bedroom apartment and adaptations to upper floors to remodel 2No. 2 bedroom apartments.		
Application No:	APP/15/01227	Expiry Date:	25/12/2015
Applicant:	Mr Harding	Team:	Team 1
Agent:	Galloway	Case Officer:	Rachael McMurray
	Peter Galloway Partnership		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

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/15/01228

Demolition of link building. Decision pending.

3 Proposal

The current proposal is for the conversion of the ground floor retail unit into a 2no. bedroom apartment with access via a lobby from East Street. The proposal also

includes adaptations to upper floors to remodel 2 No. 2 bedroom apartments (this was previously granted permission back in 2002). The proposal includes alterations to the frontage including new windows at first floor level and the removal of the shop frontage window and replacement with two sash windows and a new entrance door. The exterior would be finished with a white painted render.

Cycle parking would be located internally within the lobby and bin storage would be located at the rear of the building. There is currently a vacant warehouse attached to the rear elevation of the building. An application has been submitted for the removal of the building. The rear elevation would be also be white painted render.

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) |
| CS9 | (Housing) |
| DM3 | (Protection of Existing Employment and Tourism Sites) |

Havant Borough Local Plan (Allocations) July 2014

- | | |
|------|---|
| HB3 | (Havant and Bedhampton Mixed Use Allocations) |
| DM20 | (Historic Assets) |

Listed Building Grade: Not applicable.
Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

County Archaeologist:

No objections to the conversion.

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.

Economic Development - Retail and Town Centres:

No objections

English Heritage:

No objection

Development Engineer - Highways:

No objections

Waste Services Manager:

No objection

Crime Prevention -Minor Apps:

Communal access doors, apartment front doors, GF windows should be third party certificated to PAS24:2012 standard. All GF glazing should incorporate a pane of laminated glass. An audio visual access control system should be installed.

Agents Response:

There is no statutory requirement for laminated glass or an entry phone system.

Traffic Management Team:

No response received

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: 4

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) Loss of the retail unit
- (iii) Appropriateness of the design and the effect on the conservation area
- (iv) Impact on neighbouring properties
- (v) Parking provision
- (vi) Developer contributions

(i) Principle of development

- 7.2 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 unit and development 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.
- 7.3 The site is within policy HB3 (Mixed Use Allocations) allocation H22. The proposal provides for residential accommodation within the mixed use allocation and is considered to be compliant with the allocation.
- 7.3 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 retail unit

The proposal would result in the loss of a Class A1 retail unit. However, whilst the unit is located within the Havant Town Centre, it does not form part of a designated shopping frontage whereby a certain percentage of units have to be retained as Class A1 use. Information has been provided with the application to confirm that the unit has been vacant since 2008. This length of time this unit has been vacant for highlights that there is a lack of interest in the unit as a potential viable retail or other business unit and as such, it would not be contrary to local plan policy if the unit were to change to a different use such as residential. 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 and 9 have been granted planning permission for residential redevelopment.

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

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 proposal includes several architectural features which would be in keeping with the historic character of the streetscene. The front elevation of the existing building would be enhanced with new wooden frame sash windows at first floor, a new improved render and painted finish and a new frontage to the ground floor unit which retains the fascia board and a new door with glazed panel overhead.

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 several conditions relating to materials and finishes. Overall the proposal would not result in an adverse impact on the visual amenity of the streetscene or the character of the conservation area.

(iv) Impact on neighbouring properties

The existing building sits alongside No. 9 which has planning approval for a three storey building. The impact on No. 11 was considered as part of that application. It is not considered that the conversion of the GF unit at No. 11 would have a material impact on the future building at No. 9 if implemented. The removal of the rear warehouse would open up the rear of the site which would have a positive impact on the rear outlook of the building at No. 9 if implemented.

Part of the link building is attached to the rear elevation of No. 13 which is the adjacent listed building. Additional plans have been submitted to show how the boundary wall of the link building would be retained as this forms the boundary with NO. 13. The wall would be capped to provide a finished appearance. The Conservation Officer is satisfied with this approach.

(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 highly accessible by other means of transport and therefore considered to be a sustainable location. 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 £5506.36 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/15/01227 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 Prior to the commencement of work the following details shall be supplied to and approved in writing by the local planning authority:
 - 1) The new windows shall be vertically sliding traditional timber sashes. . Prior to the commencement of work the following details shall be submitted to and approved in writing by the Local Planning Authority:-
 - a) large scale (1:20) plan, elevations and section together with a full size glazing bar detail.
 - b) the method of opening
 - c) the proposed finish.
 - 2) Details of the proposed doors.
 - 3) Manufactures details of the new rooflight(s), specifying the precise model with a section through the plane of the roof to show how it sits within the roof profile.

All work shall be carried out in full accordance with such details and retained thereafter, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the detailed design and materials are satisfactory and respect the character of the conservation area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF 2012.

- 3 All chimney stacks shall be retained above roof level to maintain their important townscape contribution. Where alterations are made internally to the chimney breast. alternative methods of internal support will need to be provided.
Reason: For the avoidance of doubt and to ensure their strong contribution to the local townscape is maintained and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF 2012.

- 4 Details of the siting and design of any proposed external meter boxes/metal ducting/flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
Reason: To protect the character and appearance of the conservation area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF 2012.
- 5 Prior to the commencement of work, details of the refurbishment of the fascia sign and signage to be provided shall be submitted to and approved in writing by the local planning authority.
Reason: The detailed treatment of the fascia and pilasters is an important component of the overall design which will materially impact on the character and appearance of the conservation area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF 2012.
- 6 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.
- 7 The development shall not be brought into use until the cycle parking as shown on Drawing Number 15/45/PO2RevC has been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
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 2012.
- 8 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.