
Site Address:	82-84 West Street, Havant, PO9 1LN		
Proposal:	Erection of outbuilding for garage, studio and storage.		
Application No:	APP/15/00421	Expiry Date:	10/08/2015
Applicant:	Mr D Willetts	Team:	Team 1
Agent:	Mr R Hill	Case Officer:	David Eaves
	Roger Hill Building Design		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located to the rear of properties fronting West Street and adjacent to a new area of residential car parking. The building would be positioned to the rear of 82-84 (one dwelling) and the new properties 86 and 86a West Street.

The site is located within the Black Dog Conservation Area.

Two trees would be felled as a result of this application (Eucalyptus and Apple).

2 Planning History

APP/13/00419

Discharge of Condition No. 4 of Planning Permission APP/13/00051. Permitted May 2013

APP/13/00051

New car parking within secure enclosure, located to rear gardens of properties No. 78 to No. 86 (even numbers). Access to car park via bridge over northern ditch from Park Way. (Revised Application). Permitted March 2013

10/73837/002

Enlargement of conservatory to rear. Permitted May 2010

3 Proposal

The proposal is for the erection of an outbuilding which would be ancillary to the dwelling 82-84 West Street. The building would provide a double garage and studio/library at ground floor and a studio and storage above.

The building would incorporate brick and weatherboarding with hand made plain clay tiles to the pitched roof.

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)

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Black Dog

5 Statutory and Non Statutory Consultations

Environment Agency

No objection to the proposed development as submitted.

Prior written consent required from EA for works within 8m of the top of the bank of Brockhampton Stream.

Officer Comment: Informative added.

Conservation Officer

This proposal is larger than I recall from pre-app. That said, I do not feel it will be harmful to the setting of the listed building(s) or conservation area. I feel there is a case to be made for such a structure here to provide some screening and a noise buffer to the adjacent retail/trade park.

Recommend condition samples of material to be submitted prior to commencement. The tiles will be the most critical element as the roof will be the most conspicuous element from outside the site.

Arboriculturalist

The proposals include the removal of a poor quality Eucalyptus that does not merit TPO protection. I have concerns over the amount of tree loss (relating to this and previous applications on this site) which was offering a buffer between the commercial site and the conservation area.

I recommend that if permission is given for this project then a condition of mitigation planting is attached:

JO6 The tree to be felled shall be replaced by two semi mature pyrus calleryana chancleer to be planted in a position shown on the submitted landscape plan. To be carried out in the next planting season.

Reason: To conserve and safeguard the visual amenities of the locality.

Officer Comment Condition recommended.

Portsmouth Water Company

No comments received

Development Engineer - Highways

No comments 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: 17

Number of site notices: Not applicable.

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 upon the character and appearance of the Conservation Area
- (iii) Impact upon residential amenity
- (iv) Impact on trees
- (v) Car parking

- (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 upon the character and appearance of the Conservation Area

The proposed development is to add a significant outbuilding to the rear of properties and is within the Conservation Area. The site marks a transition between the modern Retail and food takeaway outlets to the north of the Conservation Area and the Residential and commercial generally older buildings fronting West Street.

The design of the proposed building is considered to be attractive and incorporates a traditional pitched roof design with timber cladding, brickwork and plain clay tiles. The use of an attractive traditional building form and materials are considered important in assimilating the building into the existing character and appearance of the conservation Area.

It is recognised that there is at present a fairly stark transition between the modern retail environment and the traditional scale of development in the Conservation Area. It is considered that the proposed development would help to act as a buffer between these two environments.

The Council's Conservation Officer has assessed the proposals and has raised no objection in relation to the impact on the Conservation Area. In the light of the above,

the proposals are therefore considered to preserve and enhance the Conservation Area.

(iii) Impact upon residential amenity

The main impacts from the development are considered to be to 86 and 86a West Street, 80a West Street and to Jacobs Court flats.

The building would be one and a half storey (with first floor rooms utilising the roofspace).

The building would be set approximately 12m from the nearest properties and would be set at an angle to Jacobs Court and 86/86a. There would be no direct overlooking between these properties and the design and siting would reduce the mass and bulk of the building when viewed from these properties.

No.80a is a Hairdressers/beauty salon and any impact from the development is considered to be limited and acceptable.

(iv) Impact on trees

The proposal would lead to the removal of two trees, a tall but spindly eucalyptus and an apple tree. The trees are not worthy of Tree Preservation Orders. Some concern has been expressed by the Council's Arboriculturalist in relation to the loss of trees generally to the rear of the properties in West Street (partly as a result of the new parking area being constructed). It is therefore important to ensure that replacement planting takes place and a condition is recommended to ensure that this is the case.

(v) Car Parking

In relation to car parking the proposal provides two garage spaces essentially replacing the two spaces previously shown on the new car parking layout. The proposal is therefore considered to be acceptable in terms of parking provision on site.

8 Conclusion

The proposal is considered acceptable in principle. The impact on the conservation Area is considered to be acceptable. Whilst there would be some impact on the amenities of neighbours, this is limited by the siting of the building and its design, the proposals are therefore considered to be acceptable in terms of impacts on neighbours residential amenities. Finally the proposal would not reduce the quantum of car parking at the site. Planning permission can therefore be recommended.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00421

(A) 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 Construction of the building(s) hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

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 2012.

- 3 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The unit of accommodation is not a satisfactory position, has insufficient amenity space and has insufficient on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The trees to be felled shall be replaced by two semi mature pyrus calleryana chanticleer trees to be planted in the position shown on the submitted plan Drawing No. 733.02A. To be carried out in the next planting season following the first use of the building hereby permitted.

Reason: To conserve and safeguard the visual amenities of the Conservation Area having due regard to policies CS11, CS16 and DM8 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Design and Access Statement dated April 2015
Plans and Elevations as Proposed Drawing no. 733.02A
Site Section A-A showing relative levels Drawing No. 733.03

Reason: - To ensure provision of a satisfactory development.