
Site Address:	5 East Street, Havant, PO9 1AA		
Proposal:	Demolition of existing retail unit and erection of 4-storey building with 1No.1 bed and 3No.2 bed flats; cycle and refuse store.		
Application No:	APP/16/00281	Expiry Date:	18/05/2016
Applicant:	Mr Thomas		
Agent:	Mr Young	Case Officer:	Rachael McMurray
	Pro Vision Planning & Design		
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 single storey, flat roof retail unit. The unit has pedestrian access from East Street but the rear can also be accessed from The Pallant to the north of the site, via a service road.

The unit sits in the centre of a row of three single storey retail units. No. 9 is vacant and No. 5 is in use as a wool shop. These three units form a gap in the wider streetscene of East Street which is predominantly made up of 2 - 3 storey buildings, joined together to make up a tight knit urban grain. The majority of properties were constructed in the early 19th century and as such include architectural features and detailing of that period. No's 9 and 11 are also accessible from the rear of the site from the Pallant. 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 and as such, it is not designated as a main shopping frontage. Whilst business 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

None relevant

It is worth noting that No's 7, 9 have extant permissions for the demolition of the shop units and redevelopment of the site for residential accommodation.

3 Proposal

Demolition of existing retail unit and erection of 4-storey building with 1No.1 bed and 3No.2 bed flats; cycle and refuse store.

The current proposal is for the demolition of single storey retail unit and construction of a four storey building comprising a residential flat on each floor. The top three floors would feature 2 bed units and the ground floor would feature a 1 bed unit. Access into the building would be from an entrance either on East Street or a rear door which can be accessed from the rear of the site from the Pallant. There would be a central

staircase which would provide internal access to the flats. At the rear of the building there would be a cycle parking secure area and a bin store. Bins would be serviced from the service road located from the Pallant. The materials would comprise painted render, rendered block work and reconstituted stone detailing on the front elevation with timber frame windows. There would be a roof terrace at the rear of the building with a glass balustrade to enclose this space.

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)
CS19	(Effective Provision of Infrastructure)
CS21	(Developer Requirements)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)
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

County Archaeologist:

The site of proposed development lies within an area of high archaeological potential. I would therefore advise that the recording of any archaeological deposits that might be present on the site could be secured through the attachment of suitably worded conditions to any planning consent that might be granted. For instance:

1) That no development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations.

2) Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available.

Given the existing structure on the site it is unlikely that any archaeological investigation is going to be possible before the current structure is demolished. The most suitable programme of archaeological work is likely to be a strip map and record of the footprint of the new building following demolition and prior to construction. Because of the potential sensitivity of the site it is important that a specification of archaeological work is submitted and approved before demolition so that if necessary there can be monitoring of aspects of the demolition process, in particular grubbing out of foundations or removal of areas of slab.

Conservation Officer:

This is a tight urban site with many constraints and is key to the wider regeneration of the area. Viability is a key issue and I accept some compromise may be necessary to bring this about. It is unfortunate that a more comprehensive package covering 5 – 9 East Street has not come forward but this is due to differences in ownership. If minded to grant planning permission active consideration needs to be given as to how implementation of these two projects can be seamlessly secured.

Overall the proposal is considered to not result in an adverse impact on the visual amenity of the streetscene or the character of the conservation area. I recommend that planning permission be granted subject to the following conditions.

1) The demolition hereby granted permission shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides. The redevelopment shall commence within one month following the completion of the demolition work, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To accord with Section 17(3) of the Act and (a) to prevent premature demolition of the building and the creation of a “gap site” which will be prejudicial to the character and amenities of the Conservation Area.

2)Time limit for development to take place following any demolition

3) Notwithstanding what is shown on the drawings or submitted with the application, no work shall commence until full details, including samples of the external materials and finishes have been submitted to, and approved in writing by the local planning authority. All work shall be carried out in full accordance with such approval.

Reason: To ensure the materials and finishes are appropriate to this key site with St Faiths conservation area.

4) No work shall start until window, door and manufacturers details of the proposed rooflights have been submitted and approved in writing by the local planning authority. The window details to comprise:-

a) a 1:20 plan, section and elevation shown in relation to the opening into which it is to be set,

b) full size glazing bar section,

c) the method of opening and external finishes.

All work shall be carried out in full accordance with such approval and be retained thereafter.

Reason: To ensure the detailing is appropriate to this key site within the St Faiths conservation area.

5) 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

Economic Development:
No objections

Development Engineer

The Highways Officer accepts that the existing shop was serviced from East Street and therefore cannot recommend a refusal of the application on highway grounds. The future proposal can be serviced in terms of refuse etc. from the developers existing right of way from the rear of this site to the Pallant.

Building Control:
No objections

Environmental Health Manager:
No objections to the application subject to an informative being included with respect for the potential of contaminated land and to highlight the responsibility of the developer.

Southern Water
No development or new tree planting should be located within 3 metres either side of the centreline of the public sewers.
No new soakaways should be located within 5 metres of a public sewer.
All existing infrastructure should be protected during the course of construction works.

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: 19

Number of site notices: Not applicable.

Statutory advertisement: 08/04/2016

Number of representations received: 2 x objections which raise the following points:

i. The street is too narrow for a 4-storey building. It will block out natural light.

- ii. The design is a pastiche of a period building with a jettied front and the supporting columns below. A building of this era would have had 3 storeys, not four.
- iii. The bedrooms in the flats are very small.
- iv. No development has yet taken place on No's 7 and 9 East Street. A regeneration plan is needed for the whole site, not a series of piecemeal individual developments.

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
- (v) Impact on neighbouring properties
- (vi) Parking provision
- (vii) Developer contributions

(i) Principle of development

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 area 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. 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 marketed as a retail unit since February 2015 including being advertised on several property websites, the estate agent shop front window and an advertisement sign on the outside of the premises. Feedback from potential tenants advised that the unit was not longer suitable for business due to the lack of passing trade. This evidence therefore 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 several residential properties, several which have historically been converted from shops into accommodation units and the proposed change of use to residential would not be wholly out of character for this particular location.

(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. Although concerns have been raised with regards to the height of the building and the design detailing, the Council's Conservation Officer has not raised any objections to the proposal. The proposed building would be of an appropriate height, achieving a vertical emphasis which is characteristic of this part of the conservation area. The Conservation Officer has recommended the inclusion of several conditions relating to materials and finishes.

(iv) Impact on neighbouring properties

The neighbouring properties would comprise No. 3 and 7 East Street. No. 3 is an existing three- storey building of a similar height to the proposal. This property has no windows in the side elevation which would suffer a loss of amenity. No. 7 is currently a single storey shop unit however, there is an extant planning permission for a four-storey building on this site. No windows were proposed on the site of this building so if the permission is implemented, the buildings would have no adverse impact on each other. It is considered that the proposed roof terrace would not result in any adverse overlooking or loss of privacy due to its position on the building and the nature of the surrounding development and limited external privacy areas.

(v) Parking provision

Similar to the approved development at No. 7 East Street, 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 accepts that the existing shop was serviced from East Street and therefore cannot recommend a refusal of the application on highway grounds. The proposal would be serviced in terms of refuse etc from the servicing access to the rear of the site, which would also be used by the developments at No's. 7 and 9 if those permissions are implemented.

(vi) Developer contributions

A contribution towards the Solent Disturbance Mitigation Projection is required as the proposal is for new residential development. The relevant contribution has already been paid and the paperwork completed. The proposal therefore accords with Policy DM24 in that respect. The proposal is also liable to make a contribution of £20,578.40 towards CIL. This 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 Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00281 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 Compulsary Purchase Act 2004.
- 2 The demolition hereby granted as part of this permission shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides. The redevelopment shall commence within one month following the completion of the demolition work, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To accord with Section 17(3) of the Act and to prevent premature demolition of the building and the creation of a “gap site” which will be prejudicial to the character and amenities of the Conservation Area 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 No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
Reason: To ensure the appearance of the development is satisfactory and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to

and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations 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.

- 6 Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available 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..

- 7 Notwithstanding what is shown on the approved drawings, or submitted with the application, no work shall commence until full details, including samples and details of all external materials and finishes have been 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.

- 8 No work shall start until window, door and manufacturers details of the proposed rooflights have been submitted and approved in writing by the local planning authority. The window details to comprise:-

a) a 1:20 plan, section and elevation shown in relation to the opening into which it is to be set,

b) full size glazing bar section,

b) the method of opening and external finishes.

All work shall be carried out in full accordance with such approval and be retained thereafter.

Reason: To ensure the detailing is appropriate to this key site within the St Faiths Conservation Area 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

- 9 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. The development shall thereafter be carried out in accordance with the approved details.
Reason: To protect the character and appearance of the conservation area having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 10 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site (including the pedestrian right of way at the rear of the site) proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the implementation of all such hardsurfacing has been completed in full accordance with that specification.
Reason: In the interests of the amenities of the locality 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.
- 11 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.
Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 12 The cycle parking, servicing and other vehicular access arrangements shown on the approved plans 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.
- 13 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Location Plan - DN: 1922/P01 A
Proposed GF / Site plan - 1922/P02 A
Proposed FF and SF plan - 1922/P03 A
Proposed TF and roof plans - 1922/P04 A
Proposed south elevation - 1922/P05 A
Proposed streetscene elevation - 1922/P06 A
Proposed north section - 1922/P07 A
Proposed west section - 1922/P08 A
Proposed east elevation - 1922/P09 A
Section A - A - 1922/P010 A
Section B - B - 1922/P11 A
Section C - C - 1922/P12 A
Reason: - To ensure provision of a satisfactory development.