
Site Address:	10A The Pallant, Havant, PO9 1BE		
Proposal:	Demolition of existing building and erection of 2 storey residential building containing 2No. 1 bed flats and 1No studio apartment. (Revised Application).		
Application No:	APP/14/01293	Expiry Date:	15/05/2015
Applicant:	Mr Harries	Team:	Team 1
	c/o Holloway Iliffe Mitchell		
Agent:	Mr Knight	Case Officer:	Robyn Lyons
	Knight Architectural Design		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located within the St. Faiths Conservation Area and Havant Town Centre. The site is long, stretching back toward East Street, with a narrow frontage onto The Pallant. The existing building at the site faces toward the side elevation of the Waitrose building and the surrounding built form is varied with predominately two storey with elements of three storey toward North Street. The existing building occupies the full footprint of the site and is single storey. It currently provides a poor visual contribution to the streetscene. The building has been vacant since 2010 having last been used as a commercial property (picture framers). The west elevation of the existing building faces onto an access strip that provides access to the rear of properties at East Street.

2 Planning History

APP/11/01157 (associated CAC application APP/11/01203)

Demolition of existing single storey retail unit. Construction of three storey building consisting of 2No. 2 bed flats and 1No. 1 bed flat and associated landscaping, cycle store and bin store.

WITHDRAWN January 2012

APP/12/00216 (associated CAC application APP/12/00239)

Demolition of existing single storey retail unit. Construction of three storey building consisting of 2No. 2 bed town houses and 1No. 1 bed flat (Revised application)

Design broadly similar to previous application but with garage door on south elevation and some changes to bulk.

NPW September 2012

APP/14/00504

Demolition of existing single storey building. Erection of 3 storey building containing 2No. 2 bed flats and 1No. 1 bed studio apartment

WITHDRAWN July 2014

Design poor in comparison with previous schemes. Roof proportion very poor, flat roof element onto The Pallant (at two storey height), poor window quality etc.

3 **Proposal**

Demolition of existing building and erection of 2 storey residential building containing 2No. 1 bed flats and 1No. studio apartment (Revised Application).

The application (as originally submitted/valid on 15th January 2015) was considered unacceptable due to the design, bulk and impact to conservation area. Subsequent amendments were sought which saw improvements to the scheme. These amendments included a reduction in the overall bulk/height of the building resulting in a reduction in the number of dwellings proposed by 1No. unit.

The proposed building would accommodate the entire site and includes no provision for car parking. A cycle and bin store is proposed at the ground floor.

4 **Policy Considerations**

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS6 (Regeneration of the Borough)

CS9 (Housing)

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)

DM2 (Protection of Existing Community Facilities and Shops)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: St Faiths

5 **Statutory and Non Statutory Consultations**

Conservation Officer:

Objection and significant concern arising from the originally submitted scheme. Series of amendments to proposal submitted and in relation to the latest set of amendments (Plans 30/04/15 - subject to determination) no objection.

County Archaeologist:

No overriding concern but condition recommending that a Written Specification of Investigations is submitted and approved.

Building Control, (Fire Access Consultation):

Means of escape from rear bedrooms an issue at second floor level (based on original submission).

[Amendments to scheme have since removed second floor accommodation]

Southern Water:

Informative recommended to alert applicant to need for formal application for a connection to the foul and surface water sewer.

Development Engineer - Highways:

No adverse Comments

Waste Services Manager:

No concerns

Crime Prevention -Minor Apps:

No comments received and no implications expected

Public Spaces Development Manager:

No comments received and no implications expected

Landscape Team:

Design concerns raised (based on original submission) in relation to the layout and provision of a bin store in relation to active frontage to the public realm in a Conservation Area.

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: 16

Number of site notices: One

Statutory advertisement: 06/02/2015

Number of representations received: One

Summary: Impact to light (received based on originally submitted plan). Representee was notified on receipt of the first set of amended plans, where significant reduction in bulk had been implemented, and no further representation submitted. (5 The Pallant Mews)

Comment: The bulk of the scheme has been reduced from that originally submitted. This amendment was sought to address design/conservation area concerns but it also helps reduce any potential impact to neighbouring properties. The representees property is located on the corner of the Pallant Mews site and having reviewed the plans for the Pallant Mews development (and further supported by observation at site visit) it includes no windows facing immediately toward the proposed development. There is not expected to be a significant loss of light resulting from the proposed development to the representees property.

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/loss of retail unit
- (ii) Appropriateness of the design and impact on the streetscene and character and appearance of the conservation area
- (iii) Impact upon residential amenity
- (iv) Other matters and Developer Contributions

(i) Principle of development/loss of retail unit

The premises were last in occupation as a commercial retail unit in 2010. It has since remained vacant. Policy DM2 (to protect shops) requires demonstration that the premises are no longer viable for their authorised use or any other use which would provide a benefit to the local community. The applicant has submitted sufficiently detailed evidence of marketing activities at intervals since September 2005, with active marketing since February 2010. This information satisfies the requirements of Policy DM2 and therefore the principle of the change of use to residential is acceptable.

In addition to the above the site will provide further housing in the urban area (as supported by policies CS17 and CS9) and achieve the redevelopment of a run-down vacant site in the town centre (as supported by policy CS6).

(ii) Appropriateness of the design and impact on the streetscene and the character and appearance of the conservation area

The proposal will make a positive contribution to the streetscene in comparison with the run down and vacant unit presently occupying the site. The height and bulk are proportionate and appropriate to the surrounding built form and the proposed elevation and roof treatment should be acceptable when finer details and materials are appropriately agreed via condition. Following the submission of amended plans the proposal now clearly includes timber sash windows, timber doors and further design detailing such as stone or brick sills and a projecting brick course on the rendered elements of the proposed building. Overall this will make a positive contribution to the streetscene and also the character and appearance of the Conservation Area.

The amendments to the plans have also significantly improved the front elevation onto the Pallant and also the less prominent side elevation onto the access road toward the rear of the properties in East Street (which in time may become more important as/if the relevant properties on East Street are redeveloped (recent planning approvals at 7 and 9 East Street)).

There is no outstanding objection from the Conservation Officer (subject to appropriate conditions).

(iii) Impact upon residential amenity

The occupants of nearby residential properties are not expected to have their amenity demonstrably affected to any significant degree. The properties most likely to be affected by the development include those at 6-7 Pallant Mews which are located to the west of the proposal and separated by the access road to the rear of East Street. These properties have windows facing toward the proposal with a separating distance of approximately 3-4 metres. The increased bulk proposed may have some limited impact to light availability in the morning, and privacy has the potential of being affected to some degree by the windows proposed that face toward these neighbouring properties. However, these windows are serving hallways and WCs at ground floor, kitchen and landings at first floor and bedroom 2 at second floor.

The impact at second floor level in Pallant Mews (i.e. the bedrooms) is expected to be low due to the extent of bulk/height of the proposed development at this point (and no accommodation is included at second floor level in the proposal). The impact to the remaining windows/rooms facing toward the proposal is considered acceptable with no

demonstrable impact to a degree that would warrant or justify a refusal of the scheme. This is having regard to the use of rooms at these properties in Pallant Mews and also what is often a closer relationship between windows in a town centre location.

It is not considered necessary to require obscure glazing via condition as the proposed windows do not face directly toward any windows serving primary rooms at neighbouring dwellings and as the proposed windows are to be traditionally opening sash (in order to be appropriate to the Conservation Area) any potential benefit of obscure glass will be lost when the windows are opened.

There is not considered to be a significant demonstrable impact to the light at 5 Pallant Mews. This property has a kitchen door (set back from the boundary toward the site address) which faces the proposed development. The remaining windows at this objectors property face to the rear and therefore not directly toward the proposal. They serve as secondary living room and kitchen (g/f) and bathroom and bedroom 2 (f/f). No significant impact to light or outlook is expected as a result.

Overall the impacts to neighbouring residential amenity are not considered significant and any impact should be balanced against the many other positives that this proposal delivers in regenerating this redundant town centre site.

(iv) Other Matters & Developer Contributions

A contribution towards the Solent Disturbance Mitigation Project 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 £10,440 for CIL. This would be payable on commencement of development.

The lack of residential parking in this sustainable town centre location is acceptable in relation to the Residential Car and Cycle standard adopted SPD. Cycle storage for the residents has been provided as part of the scheme.

8 Conclusion

The proposal will achieve the regeneration and redevelopment of a town centre site that has been vacant and providing a negative contribution to the streetscene for 5 years. Appropriate marketing has been demonstrated to support the loss of the commercial use. The proposal maximises the use of the land to provide additional residential units at a scale and design quality appropriate to its setting in the Conservation Area and with consideration to the surrounding built form and streetscene. There are no unacceptable or significantly adverse impacts to neighbouring amenity by way of outlook and light. The proposal provides a positive redevelopment of a vacant site in what is a highly sustainable location. The proposal is considered acceptable and therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01293 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 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.

Reason: In the interests of the visual amenities of the streetscene and 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.

- 3 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 CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 No development shall commence until further details pursuant to the windows and doors (including the 'blocked sash window opening' and 'recessed metal grille for ventilation') have been submitted to and approved in writing by the Local Planning Authority. The details to comprise:-

- a) a 1:20 plan, section and elevation shown in relation to the opening into which it is to be set; and
- b) full size glazing bar section for windows/doors where glazing is provided; and
- c) details on the method of opening and external finish of opening windows; and
- d) details (including materials) for the sills and flat cambered arches above windows and doors.

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 site and its relationship with 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.

- 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 commencement of the development. The development thereafter shall 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.

- 6 No development shall commence until further details have been submitted to

and approved in writing by the Local Planning Authority in relation to the brick dentil course and projecting brick string course. The details to comprise:-

- a) an appropriately scaled section and plan to demonstrate the size, projection and detail of the features; and
- b) details of materials proposed.

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

Reason: To ensure the detailing is appropriate in design terms and in relation to the impact on 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.

- 7 No development shall take place until a programme of archaeological work in accordance with a Written Specification of Investigations (WSI) has been submitted to and approved by the Local Planning Authority. All work shall be carried out in accordance with such approval.

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 policy CS11 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:

KAD 04 A PR2 - Revision D
KAD 03 A PR2 - Revision D

Reason: - To ensure provision of a satisfactory development.