
Site Address:	37 North Street, Emsworth, PO10 7DA		
Proposal:	Replacement shop windows and door.		
Application No:	APP/15/00678	Expiry Date:	13/08/2015
Applicant:	Mr Pead	Team:	Team 2
	Suhu Properties Ltd		
Agent:	Mr Pickup	Case Officer:	Bee Crawford
	Pickup Town Planning		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey terraced unit with residential accommodation above, currently being used as an estate agency. It is in a row of seven secondary shopping frontage units situated in the North Street area of Emsworth District Centre and has a tiled pitched and hipped roof with a front parapet wall and upper elevations of red multibrick.
- 1.2 Similar two storey terraced units are to the north and south and two storey terraced properties lie opposite. The area is of medium density consisting of a mixture of two storey commercial units with residential accommodation above, two storey terraced properties and a two storey block of flats of similar and individual age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a new shop front to replace the existing, consisting of a black upvc window and door.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS4 ()

Havant Borough Local Plan (Allocations) July 2014

DM21 (Shopfronts, Signs, Security Shutters and Advertisements)
AL3 (Town, District and Local Centres)

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

5 Statutory and Non Statutory Consultations

None.

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: 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) Appropriateness of the design and effect on the streetscene

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design and effect on the streetscene

7.3 The proposed replacement shopfront is considered to be an improvement to the existing and would enhance the external appearance of the unit.

7.4 The development is of a similar design to the neighbouring unit at number 39 and it is deemed the proposal is therefore unlikely to appear out of keeping with the immediate area.

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/15/00678 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 The external materials to be used shall be as stated in the current application unless the Local Planning Authority give prior written approval for any variation.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Site location plan
Block plan
Existing front elevation
Proposed front elevation
Details of proposed window

Reason: - To ensure provision of a satisfactory development.