

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

AL1 (Presumption in Favour of Sustainable Development)

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

Economic Development - Commercial and Housing - none received

Environmental Health Manager, Community Group - condition re hours of audible equipment work recommended

Crime Prevention -Minor Apps - none 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: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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 streetscene
- (iii) Impact upon residential amenity

- (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 streetscene

Being within the recognised town centre and secondary shopping area, the visual improvement to the 'shop front' is welcomed in principle. The existing blank frontage and single door appears dull and dead in what should be a shopping area with visual interest in shop displays. Whilst the changes proposed still do not incorporate a full shop window, the increased width of glass, which becomes half the shop front, is a visual improvement and will enable some vision into the restaurant. The design with increased glazing is therefore considered a design improvement in street scene terms. The presence of the additional front door serving the flat above will further break up the existing blank front facade.

The other alterations are very minor in their visual changes and would not materially affect the visual appearance of the building.

(iii) Impact upon residential amenity

The site to the south-west, No 256, the other side of the footpath, includes residential flats on two floors above the ground floor retail units. The first floor rear elevation of 256 includes Juliette style balconies. These flats are accessed from the rear, and sit approximately in line with the rear facade of the first floor of the application site. In the past, additional first floor windows in the south elevation of the application site were recommended for refusal (the application was subsequently withdrawn) because at that time, the re-development of the site at 256 including the footpath link, had not yet been finally agreed and as an allocated site in the then Local Plan, it took precedence over the need for additional windows in the immediately adjacent site where the positioning of those windows could potentially have caused overlooking and been poorly related to 256. However, now, that adjacent site is built and occupied, it is considered that the additional window in the rear elevation will not have any undue impact on the amenity of the occupiers of the flats above 256 - the rear elevations approximately align such that the angle of vision out will restrict sideways views and purely be of the car park to the rear.

An additional window is also proposed in the north-east elevation at first floor - this would directly overlook the rear curtilage of No 260 to the north-east but this comprises a flat roof garage and rear storage yard that serves the adjacent retail unit - which is currently a carpet shop. The first floor above this unit does not currently appear to be in use as a residential flat. Whilst the window would not overlook any current private amenity area, to further protect any future users of this adjacent site, it is proposed to have the window non-opening and obscure glazed. On this basis there will be no loss of adjacent amenity.

8 Conclusion

The proposed alterations to the front elevation and other associated changes, are considered to be a visual improvement in street scene terms and are therefore recommended for permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01157

(A)

(B) 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 hereby approved window at first floor in the north east elevation shall:-
 - (i) be non-opening and shall be maintained in that condition at all times; and
 - ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of adjacent properties 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:

Design and access statement

Existing Floor Layouts Project No 783 Drawing No 1 Rev A

Proposed Floor Layouts Project No 783 Drawing No 2 Rev B

Existing / Proposed Elevations/ Site Section/ Roof Layout Project No 783

Drawing No 3 Rev B

Reason: - To ensure provision of a satisfactory development.