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|-----------------|--------------------------------------------------|---------------|------------------|
| Site Address:   | 56 West Street, Havant, PO9 1PG                  |               |                  |
| Proposal:       | Rear single storey extension to retail premises. |               |                  |
| Application No: | APP/13/00886                                     | Expiry Date:  | 11/11/2013       |
| Applicant:      | Mr J Mandar                                      | Team:         | Team 1           |
| Agent:          | Mr D Treagus                                     | Case Officer: | Stephen Cantwell |
|                 | Derek Treagus Associates                         |               |                  |
| Ward:           | St Faiths                                        |               |                  |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

A mid C20th two storey, semi detached building with shop at ground floor and residential flat above. The site fronts onto the pedestrianised West Street shopping area and to the rear is a service yard connecting via a service road and bus station to Elm Lane. Immediately to the east is a vacant site awaiting redevelopment. The site is within the defined town centre.

## **2 Planning History**

96/55106/000 COU to A3 food & drink - Refused

## **3 Proposal**

Rear single storey extension to shop comprising 35sqm - the submitted floor plan indicates the intended use of the extension to be for post office services.

## **4 Policy Considerations**

### National Policies

National Planning Policy Framework 2012

### Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

CS4 ()

DM10 (Pollution)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

Economic Development: Support application

## **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: 7

Number of site notices: One

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 on Surroundings & Neighbours

(i) Principle of development

7.2 As the site is within the town centre, development is supported by policy CS4 of the Local Plan and emerging policy AL3 of the Local Plan Allocations Document 2013. These encourage developments which promote and enhance the centre and its function, including retail. Detailed considerations are considered by other policies, included below.

(ii) Impact on Surroundings & Neighbours

7.3 In terms of detail, policy CS16 seeks to safeguard neighbouring amenities and to achieve a high standard of design. In this case the proposal is for a minor rear, flat-roofed extension across part of a hard-surfaced yard, retaining parking/servicing space to the rear. It does not impede access to flats at the first floor of the site or its attached neighbour and windows/door openings face into its own yard. In architectural terms, it would match the building. It would bring the rear of the building into line with the rear of its attached neighbouring shop to the west. The yard area to the rear would continue to provide parking/servicing space. As the use is for retail purposes (Class A1), the likelihood of pollution (policy DM10) is small. No specific considerations or conditions required on this point.

## **8 Conclusion**

8.1 The proposal complies with policies and is acceptable, subject to the use of matching materials

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## **9 RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00886 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 match in type, colour and texture those on the existing building.

**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 and Block Plans 10000C16326 Received 6 September 2013

Elevations & Floor Plan 13.214.01 Received 6 September 2013

**Reason:** - To ensure provision of a satisfactory development.