

APP/14/00798 – 12 West Street, Havant

APP/14/00798 has been permitted which sets down the principle for an extension of the existing commercial activity and reworking of the access to the first floor residential accommodation. The current application goes one further by redeveloping (rather than converting) the rear single-story outshot to provide additional residential accommodation. No 12 West Street is not statutorily listed but is noted as a building which makes a positive contribution to the conservation area in the adopted character appraisal. It's primary contribution to the conservation area is the street frontage. The development of the Meridian Centre and related servicing facilities has not done the building any favours. In the proposals the pitched roofed single storey brick and tile addition is removed along with the first floor weatherboarded flat roofed bridging extension. The latter is of little consequence. The single storey addition retains some charm.

These are replaced by a flat roofed first floor addition and two storey replacement addition, wrapped round with a false pitched roof. This is not a design which I can commend but given the context in which it sits would be difficult to resist. The new addition sits proud of the adjacent property (not shown on the submitted plans).which is not ideal. The proposed materials are satisfactory. It will be interesting to see if business units in this tucked away position are successful.

CONDITIONS

Advise same as on APP/13/00891

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UPDATED COMMENTS – 19/09/14

Dwg ref: 1317/312A, 313A and 411B

The break in the rear frontage is a modest improvement.

I am sure we could do better still, but given its context consider this to be a reasonable compromise. Satisfied with what is shown. The choice of materials will be important. What was previously articulated was acceptable and should not be allowed to slide. For the record I wish to see timber weatherboarding (as proposed) rather than an artificial substitute. Your earlier enquiries suggest this is acceptable to building control.