

Conservation Officer:

Comments based on revised drawings 0337-382/A & /482A

The design revisions are acceptable and in line with previous advice. No details provided for materials. Window details critical. For these reasons advise permission granted subject to the following conditions and informative.

1. Prior to commencement of work joinery details to cover amendments to the shopfront and new windows must be submitted to and approved in writing by the local planning authority. The details to comprise a 1:20 plan, section and elevation shown in relation to the opening into which it is to be set, method of opening, materials and finish. All work shall be carried out in full accordance with such approval and maintained thereafter.

Reason: To ensure the detailing respects the character of this prominently located building in the St Faith's Conservation Area.

2. 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 the commencement of development.

Reason: To protect the character of the conservation area.

INFORMATIVE

The expectation is that the new window/revised shopfront will be constructed of timber and painted to match other joinery on the building. The design shown for the new window is a sash, and the method of opening should reflect traditional design i.e. a true vertically sliding sash rather than a mock pivot or top hung sash, as this reflects the prevailing character of the area.

Crime Prevention:

There is very little defensible space of the windows, allowing easy access from the public highway. To reduce the opportunities for crime and anti-social behaviour I recommend that a front door certificated to PAS24:2012 is fitted, the new window should also be certificated to PAS24:2012. All glazing should incorporate a pane of laminated glass certificated to BS EN 356:2000 class P1A and opening frames should be fitted with window locks and restrictors.

Comment - This is a management issue for the applicant and not a planning requirement

Environmental Health:

Existing flats at No. 35 adjacent (previously a shop in the past) and flats above 35 / 37, therefore this office has no adverse comments to make in relation to this application.

Economic Development

No comments

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: 29

Number of site notices: 1

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) Nature of development
- (iii) Effect on the street scene and conservation area

(i) Principle of development

7.1 Local Plan (Core Strategy) Policy CS4 safeguards the loss of A1 sites. However, this unit is an A2 use and so the A1 use has already been lost. Furthermore, this section of the town centre is changing and there is a prominence of residential accommodation surrounding the unit. Therefore, the principle of the change of use is considered to be acceptable subject to the consideration of the development control criteria considered below. The area is well served by public transport and is close to the town centre and so in addition, and in line with the findings of the Residential Parking SPD which characterises Havant town centre as highly accessible, the principle of a residential unit with no parking allocation is considered to be acceptable.

(ii) Nature of development

7.2 The proposed flat/ studio apartment would be accessed via the side of the building. The accommodation would consist of a mezzanine sleeping area, a bathroom, a kitchen with a linked living room. The accommodation appears to be appropriate for a single dwelling and its location adjacent to other residential units is also acceptable.

(iii) Effect on the street scene and conservation area

7.3 The change of use proposed does involve a small degree of external changes to the property. However, the Conservation Officer was content that the amended plans retained the character of the building whilst allowing for the changes required to make the property suitable for residential occupation. Therefore, there will be no unacceptable impact on the character of the street scene or conservation area. This is concluded on the basis that materials, joinery details, etc are attached as a condition to any planning permission. This A2 commercial unit currently has no allocated parking and so it is not considered that this change of use to a less intensive residential use will create a detrimental impact to the amenities of the locality.

8 Conclusion

8.1 It is considered that the scheme is acceptable subject to planning conditions.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01243 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement received 12 December 2013
Heritage Statement received 29 January 2014
Location Plan Drwg. No 211 received 12 December 2013
Block Plan Drwg. No 212 received 12 December 2013
Existing Layout Drwg.No 0337-381 received 12 December 2013
Existing Elevations Drwg.No 0337-481 received 12 December 2013
Amended Proposed Layout Drwg.No 0337-382 rev A received 10 March 2014
Amended Proposed Elevations Drwg.No 0337-482 rev A received 10 March 2014

Reason: - To ensure provision of a satisfactory development.
- 3 Prior to commencement of work, joinery details to cover amendments to the shopfront and new windows must be submitted to and approved in writing by the Local Planning Authority. The details to comprise a 1:20 plan, section and elevation shown in relation to the opening into which it is to be set, method of opening, materials and finish. All work shall be carried out in full accordance with such approval and maintained thereafter.
Reason: To ensure the detailing respects the character of this prominently located building in the St Faith's Conservation Area. and having due regard to policy CS11.4 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 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 the commencement of development.
Reason: To protect the character of the conservation area and to secure a satisfactory and sympathetic form of development and having due regard to policy CS11.4 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.