
Site Address: 86 West Street, Havant, PO9 1LN
Proposal: Application for non-material changes relating to raising of ground floor finished level by 225mm and result on the effect of raising ridge level, eaves level and parapet level by an equal amount.
Application No: APP/14/00208
Applicant: Rt Hon Willetts
Agent: Mr R Hill
Ward: St Faiths

Expiry Date: 14/04/2014
Team: Team 1
Case Officer: David Eaves

Roger Hill Building Design

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site lies within the Black Dog Conservation Area and to the north side of West Street. The existing building is an attractive two storey building fronting directly onto the street. The building is brick with clay tile roof. To the rear the property has projecting hipped roofs and painted brickwork. There is a long, narrow rear garden where there is a previous consent to provide car parking for this and adjacent properties.
- 1.2 The previously approved application (APP/13/00386) included a report detailing the structural condition of the existing building. Essentially this demonstrates that the existing building is in an unsound condition and requires demolition. This has been tested by Building Control in relation to previous applications and its findings are agreed.

2 Planning History

There are numerous planning and Conservation Area consents relating to this property. The most recent history is given below:

APP/13/00386 Demolition of existing 3 bed house and construction of 2No. 2 bed terraced houses. Permitted July 2013 - **This is the application that the current proposal seeks to amend.**

APP/13/00403 Conservation Area Consent for demolition of existing 3 bed mid-terrace house. Permitted 31 July 2013

3 Proposal

Application for non-material changes relating to raising of ground floor finished level by 225mm and resulting effect of raising ridge level, eaves level and parapet level by an equal amount.

4 Policy Considerations

National Policies

National Planning Policy Statement 2012

Core Strategies 2011 forming part of the HBLDF

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

None

6 Community Involvement

As this is a non-material amendment application publicity was not required.

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) The impact of the changes on the Character and appearance of the Conservation Area
- (iii) The impact on neighbouring residents
- (iv) Flood risk issues

(i) Principle of development

7.2 The principle of the demolition of the existing dwelling and its replacement with 2 dwellings has been established by planning permission APP/13/00386 and conservation area consent reference APP/13/00403. The current amendments are very modest changes to this approval.

(ii) The impact of the changes on the Character and appearance of the Conservation Area

7.3 The site lies within The Black Dog Conservation area. The proposed changes would very slightly raise the ridge, eaves and rear parapet heights of the property by 225mm. The proposal retains changes in ridge levels along West Street which is a characteristic of this part of the Conservation Area. These changes are very modest and are considered to be non-material in terms of the character and appearance of the Conservation Area.

(iii) The impact on neighbouring residents

7.4 The proposed changes are very limited. The main potential impact would be to properties in Jacobs Court, however the relative ground levels of the properties would not result in any greater impact on Jacobs Court properties than that anticipated in the previously approved scheme. The proposal is not considered to result in any material change to the impact on neighbours and can be treated as a non-material

amendment in my view.

(iv) Flood risk issues

- 7.5 It is understood from pre-application discussions that the revisions are proposed to prevent possible surface run off flood issues to the ground floor of the building particularly from West Street. This concern is appreciated.

8 Conclusion

- 8.1 In conclusion, the proposed alterations are considered to have an acceptable impact on the character and appearance of neighbouring residents and would constitute a non-material amendment to the approved plans.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00208 subject to the following conditions:

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

Proposed Elevations Drawing Number 732.04 B
Sections and Part Front Elevation Drawing Number 732.05 a

Reason: - To ensure provision of a satisfactory development.