
Site Address:	23 South Street, Havant, PO9 1BU		
Proposal:	Construction of a pair of 2 bed semi-detached houses to rear of Listed Building. (Revision to Planning Permission 09/58042/007).		
Application No:	APP/13/00830	Expiry Date:	18/10/2013
Applicant:	Mr Andrew Seden Hillcrest Properties (Hampshire) Ltd	Team:	Team 1
Agent:	Mr O Olafsson Martin Ralph Group	Case Officer:	Aaron Wright
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No. 23 South Street is situated on the southern side of East Street, Havant and is located within the St Faiths Conservation Area. The application site contains a Grade II Listed Building which was Listed in 1975. The property was built in the late 18th Century and is constructed from brick with a tiled roof. The windows are early 19th Century Sash windows with one crittall (metal framed) window in the northern elevation. The property is currently occupied.
- 1.2 Planning Permission was granted in 2010 for the internal alterations and single storey extension with patio area to Grade II Listed Building. Demolition of outbuildings, workshop and garages and the construction of 3No. 2 bed flats and 2No. 1 bed flat. The two units at the rear of the site have been constructed in accordance with this planning permission.
- 1.3 The site is bounded to the south by a car sales business and to the north by No. 21 South Street, which is a semi-detached residential property. There is a 'Twitten' located to the rear of the site which allows pedestrian access from Grove Road through to Twittens Way, and which affords views of the rear of the site. Beyond the 'Twitten' lies No. 1 Grove Road, a semi-detached residential property.

2 Planning History

09/58042/007

Internal alterations and single storey extension with patio area to Grade II Listed Building. Demolition of outbuildings, workshop and garages. Construction of 3No. 2 bed flats and 2No. 1 bed flat. Revised scheme. Permission 05/02/10.

09/58042/006

Listed Building Consent for internal alterations and single storey extension with patio area to a Grade II Listed Building. Demolition of outbuildings, workshop and garages. Consent 05/02/10

08/58042/005/LBC

Internal alterations and extension of Grade II Listed Building together with rear extensions.

Re-submitted application. Consent 06/02/09

08/58042/004/FULL

Demolition of outbuildings, workshop and garages. Single storey extension to Grade II Listed Building and internal alterations providing 1No. 4 bed dwelling with patio area. Construction of 1No. 3 bed dwelling above garages; and 2No. 4 bed semi-detached houses. Re-submitted application. Refused 06/02/09. Appeal dismissed 05/10/09

08/58042/003/LBC

Listed Building Consent for internal alterations and extension of Grade II Listed Building, together with rear extension. Withdrawn 6/10/08.

08/58042/002/FULL

Demolition of outbuildings, workshop and lock up garages. Single storey extension to Listed Building and internal alterations to provide 1No. 4 bedroom dwelling with patio area over and car port extension. Construction of 1No. two storey 3 bedroom dwelling above garage and 2.No 4 bedroom semi-detached houses. Withdrawn 6/10/08.

3 Proposal

- 3.1 This is a revised planning application for the construction of a pair of 2 bed semi-detached houses to rear of the Listed Building. In the previous layout, the approved block was oriented north/south and thus blocked the whole site. In order to reach the 3 units at the rear, access was gained via a narrow side alley, which the applicants consider would visually segregate the site and would not create a welcoming first impression of the site.
- 3.2 This application seeks to re-orientate the building by 90 degrees resulting in (the applicant argues) an improved layout to provide a more unified and logical arrangement of accommodation blocks, bin and bike stores and a suitably located communal landscaped area
- 3.3 This application does not propose to make any changes to the listed building or to the newly constructed dwellings at the rear (units 3, 4 and 5). The only changes would be to units 1 and 2.
- 3.4 The new building would be two-storey in height with a hipped clay tiled roof. The revised plans show a building of traditional design with a simple porch canopy on the front (south) elevation. The rear (north) elevation would contain two windows on the ground floor and two windows in the roof. The west elevation would comprise of a first floor level window on the gable wall to face the entrance into the site. A new chimney stack is also proposed to compliment the character of the area.
- 3.5 The choice of materials and finishes in the new block will be along the same lines as in the approved scheme.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
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CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS21	(Developer Requirements)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Adjacent to Grade II Listed Building (23 South Street)
Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Archaeologist

Thank you for consulting me regarding the above planning application. The site is of some archaeological interest. Archaeological evaluation and excavation has revealed archaeological features indicative of Medieval and Roman activity. I would have expected that this information have been included with the planning application along with an indication of the archaeological mitigation that would be proposed for the remaining area of development. However, the archaeological work to date does not include the area affected by this application and therefore the mitigation of impact upon the archaeological in this part of the site has not been undertaken. While archaeology does not present an overriding concern I would advise that an archaeological condition be attached to any planning consent that might be granted. For instance:

That no development take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written specification that has been submitted to and approved by the planning authority.

I would advise that this programme of archaeological work consist of an archaeological strip, map and record of the area of impact, principally the area of the footprint of the proposed buildings.

Development Engineer

No comment.

Crime Prevention Officer

I have no comments to make with reference to crime prevention at this time. Notwithstanding the above as the bedrooms are on the ground floor and the windows are easily accessible, I recommend that the opening windows are fitted with window restrictors.

Environment Agency

No objection.

Hampshire Fire & Rescue

Access and facilities for Fire Service Appliances and Firefighters should be in accordance with Approved Document 85 of the current Building Regulations. It is not

possible to determine this from the information provided.

Conservation Officer

Updated comments:

Revised drawings 13A/015/010/revD; /005 rev.D; /006 rev.D; /007 rev.D /008 rev.D and /009 rev.D.

The revised drawings reflect suggestions made on the design of the building. I am therefore satisfied the building design issues have been satisfactorily addressed. This has the greatest bearing on the setting of the listed building and conservation area. The reworked courtyard is more of a planning issue, given screening by buildings it will not have a marked impact on the conservation area.

Important to ensure quality of materials secured in the earlier phase is maintained and repairs to the flint boundary wall is undertaken correctly. Advise the imposition of the conditions, covering materials, joinery details and repairs to flint boundary wall. These can be modelled on conditions 2, 3, 13, and 14, suitably updated to reflect changes in legislation. I have copied earlier conditions for ease of reference. If to use same bricks and roofing material, could waive requirement for samples.

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: 8

Number of site notices: 1

Statutory advertisement: 06/09/2013

Number of representations received: 1 letter of representation has been received raising the following concerns:

- a) Highway Traffic Safety - given density of development and lack of car parking provision.
- b) Effect on daylight, privacy and outlook

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) Effect on the character and appearance of the Conservation Area and setting of the Listed Building
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The principle of development has been established with the granting of planning

permission for the construction of 3No. 2 bed flats and 2No. 1 bed flat in 2008. The proposed development does not seek to increase the number of units on the site, but instead to alter the position of units 1 and 2 on the site and to alter the internal floorspace and arrangements and external appearance of the building. As such it is considered that the principle of development is acceptable subject to the usual development control criteria.

- 7.3 With regard to the representation received regarding highway traffic and safety issues, the density of development now applied for has previously been approved for the site with no formal car parking provision, which reflects its location in Havant town centre, a highly sustainable location. The current application does not alter the density of dwellings and consequently the absence of car parking (and proposed provision of cycle parking) is considered acceptable.

(ii) Effect on the character and appearance of the Conservation Area and setting of the Listed Building

- 7.4 The proposed new building would be less visible from within the public domain than the building permitted in 2010. This is due to the orientation of the building altering by 90 degrees. As such only part of the west (side) elevation would be visible from within South Street.
- 7.5 The application proposes a communal garden space along the south elevation of the site that would provide a landscaped area within the site. This space would be visible from South Street and provides a visual break in the hard landscaping that complements the setting of the development.
- 7.6 The external appearance of the new building is of traditional design. The development would be finished in traditional materials with the use of brick quoining and stone headers and cills. This building is in close proximity to the Listed Building to the front of the site. It is the Conservation Officer's view that the plans would not adversely affect the setting of the listed building or the character and appearance of the Conservation Area.

(iii) Effect on neighbouring properties

- 7.7 To the front of the site is No.23 South Street, a Grade II Listed Building. The proposed building would be sited to the rear of No. 23. The proposed building has been orientated 90 degrees from that permitted in 2010 and as such only the side elevation of the building faces towards 21 South Street. Two windows are proposed on the west elevation (a bedroom and living room window). It is not considered that these windows would adversely affect the amenity of the occupiers of No.23 South Street.
- 7.8 The proposed development is situated due south of No. 21 South Street. The proposed building would be set back from the shared boundary with No.21 by 1m. It would have a ridge height of only 7.4m and has been designed with a hipped roof, to ensure that the bulk of the development slopes away from No.21 South Street. Although the change in orientation of the building would result in additional building length along the boundary with No.21, it would have lower ridge and eaves heights than those permitted in 2010. The ground floor windows would be conditioned to ensure that the windows are obscurely glazed. It is therefore not considered that the proposed development would adversely affect the amenity of the neighbouring property in terms of significant loss of light or privacy compared to the previously

approved scheme.

8 **Conclusion**

- 8.1 The proposed development is considered to be of high quality design that would not harm the character and appearance of the Conservation Area or the setting of the Listed Building. There would be no significant loss of amenity to neighbouring residential properties. As such the recommendation is permission subject to conditions. The CIL Liability for this development would be £13,442.
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9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00830 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 Construction of the building hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the provision of sample panels of the external facing materials and colour of mortar to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 No development hereby permitted shall commence until details of the measures to be taken to protect and repair the curtilage Listed north and south boundary walls (as shown on the proposed site plan and roof plan (Drawing No.13A_015 005 Rev D). Such details shall include:
 - a) a specification of the steps to be taken and such works to be carried out to ensure that the boundary walls remain safe and secure during construction works on site.
 - b) a specification and plan for the supervised removal of sections of the boundary walls.
 - c) a method of repair.The works shall be carried out in accordance with the approved details prior to the occupation of any of the dwellings hereby approved and shall be retained thereafter.
Reason: To safeguard the architectural and historic character of the site and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local

Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works. The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The use hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.

Reason: To protect the amenity of adjoining residents and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 All new external joinery shall have a painted finish, the colour details of which are to be submitted to and approved in writing by the Planning Authority prior to the commencement of development. The works shall be carried out in accordance with the approved details and shall be retained thereafter.

Reason: To safeguard the architectural and historic character of the site and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 No development hereby permitted shall commence until details to a scale of not less than 1:20 elevations and 1:5 sections of all new windows and doors and their decorative finishes, have been submitted to and approved in writing by the Planning Authority. The works shall be carried out in accordance with the approved details and shall be retained thereafter.

Reason: In order to safeguard the special architectural and historic interest of the building and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 The development hereby permitted shall not be occupied until a Certificate of Compliance with the Code for Sustainable Homes has been submitted to the Local Planning Authority. The Certificate shall demonstrate that the development has attained a minimum standard of Level 3 in accordance with the Code.

Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 The ground floor windows in the north elevation of the building shall 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 nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 11 No development shall take place within the area outlined red on the Block Plan (as shown on Drawing No.13A_015 001 Rev B) until the applicant has secured the implementation of a programme of archaeological mitigation of impact in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 12 Following completion of archaeological fieldwork in pursuance of Condition 11 above and prior to the commencement of the development hereby approved, a programme shall be submitted to and agreed in writing with the Local Planning Authority for the compilation of a report of archaeological findings including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement. The report of findings shall thereafter be produced in accordance with the agreed programme.

Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Heritage Statement

Design and Access Statement

Previously Approved Proposal Plans and Elevations (Drawing No.13A_015 002 Rev B)

Location and Block Plans, Site Survey and Google Earth Plan (Drawing No.13A_015 001 Rev B)

Site Section C-C North Elevation Section D-D Proposal (Drawing No.13A_015 009 Rev D)

Site Section B-B Approved Scheme and Proposal (Drawing No.13A_015 008 Rev D)

Site Section A-A South Elevation Approved Scheme and Proposal (Drawing No.13A_015 007 Rev B)

Proposed Ground and First Floor Levels (Drawing No.13A_015 006 Rev D)

Proposed Site Plan and Roof Plan (Drawing No.13A_015 005 Rev D)

Site Section E-E West Elevation Approved Scheme and Proposal (Drawing No.13A_015 010 Rev D)

Reason: - To ensure provision of a satisfactory development.