
Site Address:	86 West Street, Havant, PO9 1LN		
Proposal:	Demolition of existing 3 bed house and construction of 2No. 2 bed terraced houses.		
Application No:	APP/13/00386	Expiry Date:	08/07/2013
Applicant:	Rt Hon Willetts	Team:	Team 1
Agent:	Mr R Hill	Case Officer:	David Eaves
	Roger Hill Building Design		
Ward:	St Faiths		

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 application includes 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

08/72816/000 Conversion of single dwelling to 2No. dwellings, with rear two and single storey extensions and front dormer windows. Permitted Feb 2009

09/72816/001 Discharge of Condition No's 1 to 17 of Planning Permission 08/72816/000. Permitted March 2009

APP/11/00320 Demolition of existing 3 bedroom house and erection of 2No. 2 bedroom houses. Withdrawn May 2013

APP/11/00321 Conservation Area Consent for the demolition of an existing 3 bedroom house. Withdrawn May 2013

APP/11/01516 New car parking within secure enclosure, new vehicular access via bridge over ditch from Park Way. Withdrawn June 2012

APP/13/00051 New car parking within secure enclosure, located to rear gardens of properties No. 78 to No. 86 (even numbers). Access to car park via bridge over northern ditch from Park Way. (Revised Application). Permitted March 2013

APP/13/00403 Conservation Area Consent for demolition of existing 3 bed mid-terrace house. Current Application

APP/13/00419 Discharge of Condition No. 4 of Planning Permission APP/13/00051.

Permitted May 2013

3 Proposal

Demolition of existing 3 bed house and construction of 2No. 2 bed terraced houses.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS9	(Housing)
DM11	(Planning for More Sustainable Travel)
DM12	(Mitigating the Impacts of Travel)
DM13	(Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Black Dog

5 Statutory and Non Statutory Consultations

Conservation Officer:

This scheme has been the subject of protracted discussion. In the absence of accurate and reliable plans, the earlier scheme APP/11/00320, has been withdrawn, and a new Agent taken on to progress.

The loss of the building is unavoidable. Effort has been concentrated on finding an acceptable replacement which preserves and enhances this important site in the conservation area. I prepared a sketch elevation in April 2011 as a basis to progress the scheme and to identify the key issues based on the current design.

The latest scheme is a marked improvement and provides more confidence that it is practical to implement. The element of flat roof referred to by the Agent is unfortunate, but within the totality of the scheme acceptable, In design terms I feel the rear composition is well thought through. The front elevation is the most significant to the conservation area.

The porch canopies are disappointing but a nod to what was intended. The elevation drawing shows and confirmed by the D & A statement traditional vertically sliding sashes on the ground and first floor with flush framed symmetrical full height casements for the two dormers. Casements are most appropriate for the dormers to give the correct proportions. The detailing is most appropriately tied up by condition. The first floor windows are not far off but need a little more thought and tweaking. The resulting proportions as

shown are rather squat. There appears to be an opportunity to improve this by increasing the height slightly, possibly tucking the head of the window tight under the eaves. – the vertical proportions of the ground floor are correct. Because the section shows several layers of building I can not readily judge the intersection of the floor to judge what is possible. If the head of the window remains as shown then a flat brick arch or soldier course is needed. This may be intended but is not articulated on the elevation. Although a relatively small detail, it is these elements in combination which provide the desired quality and interest.

Subject to these minor modifications I advise planning permission being granted conditional on the following:-

1. Possible timescale for commencement, in lieu of normal 3 yr duration condition as discussed.
2. Prior to the commencement of development a sample brick panel to be constructed on site for approval of Ipa. Condition used modelled on Bedhampton Arts Centre – condition 4 of APP/12/01104.
3. Door/window detail condition.
4. Meter boxes, flues or mechanical ventilation extracts details.

Officer Comment: Amended elevations received amending window proportions.

Environment Agency:

The Environment Agency has no objection in principle to the proposed development as submitted.

Advice to the Local Planning Authority / Applicant

This site lies within a sensitive groundwater area as it is situated on the Lewes Nodular Chalk formation that is designated as a Principle Aquifer and is within the Source Protection Zone for the public water abstraction at the Havant and Bedhampton Springs.

All precautions must be taken to avoid discharges and spills to the ground both during and after construction.

Informative

Under the terms of Section 109 of the Water Resources Act 1991, and the Southern Region Land Drainage and Sea Defence Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of a main river or any proposed works or structures within 15 metres of a sea defence.

This permission is separate from planning permission and cannot be considered retrospectively.

County Archaeologist:

It appears that the footprint of the proposed development is the same as that submitted in previous application for this site (11/0032) for which we raised no archaeological concerns given the limited extent of the ground disturbance. Provided the footprint has not altered, in particular has not increased then there would be no additional archaeological issues we would wish to raise in this instance.

Access Officer

The proposal includes level access from West Street. The development is considered acceptable subject to meeting Building Regulations requirements.

Building Control, (Fire Access Consultation)

Bins will need to be moved to collection point on days of collection.

Engineering/Coast & Drainage

No comments received

Development Engineer:

Approve subject to one parking space per property plus cycle store/A Highway Contribution for a new two bed house of £3745

Waste Services Manager:

No comments received

Crime Prevention -Minor Apps

There is access to the rear gardens of the proposed dwellings via the parking area to the rear of the development. This access is not overlooked which increases the vulnerability of the properties to crime. To reduce the vulnerability of the properties to crime the pedestrian access from the car park should be gated and the gate should be fitted with a key operated lock that operates from both sides of the gate. In addition the two garden gates should also be fitted with a key operated lock that operates from either side of the gate.

Theft of pedal cycles is a prevalent offence within the police district. To reduce the opportunities of this type of crime I recommend the installation of a cycle anchor point within each cycle store.

Environmental Health

No adverse comments from Environmental Health

Public Spaces Development Manager

No comments received

County Ecologist:

No comments received

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: 17

Number of site notices: 2

Statutory advertisement: Yes

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) Effect on Conservation Area
- (iii) Effect on neighbouring properties
- (iv) Effect on residential amenity
- (v) Effect on archaeological interest of the site
- (vi) Flood risk issues
- (vii) Parking implications
- (viii) Crime Prevention issues
- (ix) Ecological issues
- (x) Developer contributions

(i) Principle of development

- 7.2 The site lies within the built up area where the provision of additional dwellings is considered acceptable in principle subject to other development control criteria. As the site lies in the Conservation Area there is, however a need to ensure that the development preserves or enhances the area and this is considered below.

(ii) Effect on Conservation Area

- 7.3 The proposal involves the demolition of the existing building (last used as a single residential house) and the construction of 2 No. two bed houses.
- 7.4 The Conservation Officer has had detailed discussions with the agent in relation to the proposals. The current building makes a positive contribution to the character and appearance of the Conservation Area (diminished of late by the supporting scaffold). The supporting information demonstrates the need to demolish the building. The demolition proposals are accompanied by a replacement building application.
- 7.5 The replacement proposals are considered to result in the provision of a good quality replacement building (subject to appropriate conditions). The application has been amended in terms of detailing during the course of the application. The building would form an attractive part of the street scene when viewed from West Street. The rear of the building is considered to be well designed and would again have an appropriate and attractive appearance in the Conservation Area. Overall, given the established need to demolish the existing attractive building, effort has been concentrated on finding an acceptable replacement which preserves and enhances this important site in the Conservation Area, it is considered that the current scheme achieves this requirement.

(iii) Effect on neighbouring properties

- 7.6 With regard to the impact on neighbouring properties, the main impact is considered to be to flats in Jacobs Court and No84 (the applicants own property).
- 7.7 In relation to Jacobs Court, the height, mass and bulk of the proposals when viewed from Jacobs Court have been carefully considered. The two storey element would project 1m from the existing rear wall. The single storey extension has a flat roof with a parapet wall to the roof and is considered to have a limited and acceptable impact on Jacobs Court. It is not proposed to have any overlooking windows facing Jacobs Court. There would be a limited additional impact on morning light from the proposals. It is considered that the proposals would on balance have an acceptable

impact on Jacobs Court and the facing windows within that building.

- 7.8 With regard to the impact on No84, the proposal results in a limited two storey and longer single storey alteration close to the boundary of the adjoining property which is in the applicants ownership. No84 has a long single storey extension, the impact on No. 84 is considered limited and acceptable.

(iv) Effect on residential amenity

- 7.9 The proposals result in two houses with floorspace of approximately 130sqm. They would provide two bedrooms. The properties would have rear gardens and car parking is shown to the rear. In addition bicycle stores would be provided. It is considered that the proposals provide adequate residential amenities for the proposed residents.

(v) Effect on archaeological interest of the site

- 7.10 The site is identified as one of potential archaeological interest. The County Archaeologist raises no objection to the proposals.

(vi) Flood risk issues

- 7.11 To the rear of the site is a stream . Whilst the property is not shown within a flood risk area, the EA were consulted and confirm that they have no objections to the principle of the development. As the site is within a principal aquifer discharges to the ground should be avoided and a condition is recommended to control the surface water drainage system to ensure that this does not occur.

(vii) Parking implications

- 7.12 A separate consent for rear parking (APP/13/00051) has previously been granted. This would provide 2 parking spaces. A condition to ensure that this parking is available is recommended. Cycle parking is proposed and a condition is recommended to ensure its provision and retention.

(viii) Crime Prevention issues

- 7.13 The Crime prevention Officer makes comments regarding rear access gate and cycle security, an informative is recommended alerting the applicant to the potential issues.

(ix) Ecological issues

- 7.14 The application is accompanied by a Phase 1 Ecological Study. This identifies the building as a potential bat roost site and assesses the sites potential for protected species. It concludes that there is no evidence of roosting bats within the building and external areas do not have protected species/habitats. The roof would re-use existing tiles and would provide potential bat roosting sites.

(x) Developer contributions

- 7.15 The development would require a HCC Highway Contribution of £3745 and this has now been paid via a S106 Agreement.

8 Conclusion

- 8.1 In conclusion, the proposed development is considered acceptable providing an additional dwelling in a sustainable location. The replacement building would enhance the Conservation Area. The impact on neighbouring residents is considered acceptable and new residents would be provided with acceptable residential amenities. Other matters are suitably addressed as outlined above.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00386

(A) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 1 year from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and in addition to ensure a shorter time period for commencement given the condition of the building and the scaffolding which is detracting from the character and appearance of the area and causing obstruction to the highway having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 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 character and appearance of the Conservation Area 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 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 development hereby permitted shall not be occupied 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 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 commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the

Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be occupied prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property 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 nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 The dwellings hereby permitted shall not be occupied unless and until the cycle and bin stores have been provided in accordance with the submitted details. They shall thereafter be retained for cycle/bin storage in accordance with the approved details.

Reason: To ensure that adequate bin and cycle storage is provided in the interests of amenity and to encourage sustainable transport options having due regard to policies CS16, DM10 and DM13 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 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.

- 9 Notwithstanding the provisions of any Town and Country Planning General

Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A and E of the 1995 Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: To protect the character and visual amenities of the Conservation Area, to protect the amenities of adjoining residents 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.

- 10 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no windows / doors or other openings shall be constructed within the west facing elevation of the western unit without the prior written approval of the Local Planning Authority.

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 hereby permitted shall commence until details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall thereafter be fully implemented and retained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure suitable surface water drainage is provided and in the interests of protecting groundwater resources within a sensitive groundwater area and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 12 No development shall be commenced unless and until full details of materials, design and finishes of the proposed windows and doors have been submitted to and approved in writing by the Local Planning Authority. Window and door details to be at 1:20 scale (minimum) and shown in plan, elevation and section in relation to the masonry in which they are to be set. A full scale glazing bar detail to be provided where applicable. The windows and doors shall thereafter be provided and maintained in accordance with the approved details.

Reason: To protect the special character of the Conservation Area and to ensure a building of quality having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 13 No external meter boxes, flues or mechanical ventilation extracts shall be provided unless and until full details have been submitted to and approved in writing by the Local Planning Authority. Any such installations shall thereafter be carried out and maintained in accordance with the approved details.

Reason: To preserve the character and appearance of the Conservation Area 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.

- 14 Before any work is undertaken in pursuance of this permission to demolish any part of the building, the applicant shall take such steps to carry out such works as shall during the progress of the works permitted by this permission

secure the safety and stability of that part of the adjacent Jacobs Court building adjoining the site.

Reason: In the interests of the preservation of that part of the building which is to be retained 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.

- 15 Prior to the occupation of the development a Post Construction Certificate shall be submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of Level 3 of the Code for Sustainable Homes, unless otherwise agreed in writing by the Local Planning Authority.

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.

- 16 The building shall not be occupied until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Site and Location Plans Drawing No. 732.01
Floor Plans and Elevations as Existing Drawing No. 732.02
Floor Plans Drawing No. 732.03
Elevations as proposed Drawing No. 732.04A
Sections and Part Front Elevation Drawing No. 732.05
Bicycle Store Drawing No. 1991.02
Wheelie Bin Store Drawing No. 1991.03
Design and Access Statement April 2013 as amended - Roger Hill
Heritage Statement
Phase 1 Ecological Survey ECOSA March 2010
First Stage Appraisal - Andrews Newby Partnership August 2009
Addendum to First Stage Appraisal 2844 - Andrews Newby Partnership August 2009
Letter dated 4th May 2010 2844 Existing Front South Elevation

Reason: - To ensure provision of a satisfactory development.