
Site Address:	64-66 West Street, Havant, PO9 1PA		
Proposal:	Reinstatement of originally existing entrance door to east elevation.		
Application No:	APP/13/00606	Expiry Date:	15/08/2013
Applicant:	Mr Denham	Team:	Team 1
	Verisona		
Agent:	Mr Sully	Case Officer:	Stephen Andrews
	Alder King LLP		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a two storey detached office building, used by a solicitors firm, located on the corner of West Street and Park Road North. The building is modern in appearance and is constructed of red/brown brick with barn hipped, plain tiled roof.

The site is located within the Town Centre boundary of Havant, identified as a secondary frontage, within a designated Conservation Area. The immediate area is commensurate with the sites Town Centre location with a variety of uses, including retail, various commercial uses, offices and residential.

2 Planning History

08/50307/004 - Conversion of part ground floor and 1st and 2nd floors into 1 no. retail unit and 3 no. flats with retained offices. Approved - 19/09/2008.

07/50307/003 - Conversion of part ground floor and 1st and 2nd floors into 1 no. retail unit and 3 no. flats with retained offices. Withdrawn - 24/09/2007.

04/50307/002 - 3 velux roof windows to serve office accommodation. Approved - 22/10/2004.

3 Proposal

Planning permission is sought for the reinstatement of an original entrance door to the east elevation in place of the existing window.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Black Dog

5 Statutory and Non Statutory Consultations

Environment Agency, Planning Liaison - South Downs - None Received
Conservation Officer - No objection - The host building is of a design and age where the changes proposed will not look out of keeping . The new entrance door will also not harm the wider character of the conservation area and is therefore considered acceptable.

Environmental Health Manager, Community Group - None Received
Property Services Manager - None 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: 9

Number of site notices: Site notice displayed at the front of the site adjacent to Park Road North

Statutory advertisement: 12/07/2013

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) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the Conservation Area

(i) Principle of development

The site lies in the built up area of Havant where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

The proposed removal of the existing ground floor retail window and reinstatement of the original entrance would have no impact on residential amenity. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

The minor alteration proposed, namely the removal of the retail window and reinstatement of an original entrance, is such that it would not materially alter the character and appearance of the building to a degree that would be visually harmful. The Council's Conservation Officer has provided the following response stating that

"The host building is of a design and age where the changes proposed will not look out of keeping . The new entrance door will also not harm the wider character of the conservation area and is therefore considered acceptable."

The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 Conclusion

The development by reason of its scale and design would be acceptable and would not result in matters prejudicial to neighbour amenity or harmful to the prevailing character and appearance of the Conservation Area. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00606, 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 external materials to be used shall match in type, colour and texture those on the existing building, unless agreed otherwise in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No. 76265/03 - Dated June 2013
Drawing No. 76265/04 - Dated June 2013
Drawing No. 76265/02A - Dated July 2013

Reason: - To ensure provision of a satisfactory development.