

Former Barclay's Bank, 18 East Street, Havant, Hampshire, PO9 1AQ

Chapter 16 of the National Planning Policy Framework (NPPF) relates to conserving and enhancing the historic environment. Paragraph 207 requires an applicant to describe the significance of any heritage assets affected by a development proposal. This statement is in accordance with this guidance.

Description

Comprises the former Barclays Bank premises located on the south side of East Street with a vehicular access from Twittens Way leading to a car park that previously served the bank.



Figure 1. The frontage to East Street.

Designations

The site is located within the St Faith's Conservation Area and the town centre area of Havant.

Ambition

To make better use of the site for residential purposes in order to provide much needed specialist housing in a sustainable town centre location that would be fully in line with both central and local government policy.

The proposal

To convert the ground floor into a care home facility for 6 residents including some adjustments to the built form at rear ground floor level. On the first floor 3 assisted living flats would be formed.

Enclosed garden areas would be provided for all occupants of the accommodation proposed. Parking for the proposed development would be provided with access from Twittens Way. 8 parking bays would be laid out, including a disabled person's space. Convenient secure cycle and refuse storage would also be provided.

Pedestrian access to the proposed accommodation would be principally from East Street.

In terms of the ground floor the proposal is to convert to form a care facility falling within Class C2 of the Use Classes Order (6 bedrooms). Furthermore, a communal garden would be established within the existing car park.

The proposed users of the care facility would be adults who have severe learning disabilities. All of the residents would require 24/7 care and there would always be a minimum of 2 staff members on duty.

With regards to upper floor the proposal is to convert into three, single bedroom supported living flats. The proposed flats would be occupied by a person or persons entering into a tenancy agreement with a Registered Provider of Social Housing (or entity with similar powers) and who require specialist assistance to facilitate independent living within Use Class C3 (residential dwelling). The proposed client

group would be mainly younger adults. All of the residents within this client group would need some element of care/support and there is expected to be at least one member of staff on duty day hours (7am to 10pm) and one staff member at night-time, which is anticipated to be waking night staff. It is expected that the client group would access the community independently with some element of staff support, at least initially but close proximity to public transport services is important. Each of the residents would live individually which is why the flats would be laid out as they are with their own living and kitchen space as well as a bedroom, bathroom etc. It would be effectively their own flat and they would have their own individual tenancy with a housing association. All of the flats proposed are a good size and in addition a bedroom and rest room would be provided for staff. It should be noted that management of the care of the residents living in the proposed flats would be linked to the ground floor care facility albeit the management of the ground floor would not be responsible for the flats and the flats would have a separate management structure.

None of the residents would be motor vehicle users. The car park would be for staff and visitors for which the eight spaces would be more than sufficient.

Heritage assets

The property is not a statutory listed building nor is it a locally listed building of architectural interest. The site is located within the St Faith's Conservation Area which is a designated heritage asset as defined in the NPPF. The former bank premises date from the mid nineteenth century and contribute positively, together with other characterful buildings in this part of East Street, to the conservation area's significance.

Residential amenity

The relationship with nearby properties is typical of a town centre location. Care has been taken to ensure there would not be any unneighbourly overlooking, loss of light or outlook resulting from these proposals.



Figure 2. The rear of property from Twittens Way.

Planning policy

The Council's adopted Core Strategy includes a number of policies that are relevant to this application, as follows:-

Policy CS9 supports housing in sustainable locations and sets out a target figure for new homes during the plan period.

Policy CS16 refers to high quality design. It requires development to respond positively to historic and local character and to use characteristics of the locality to help inform the design of new development. Height, massing, materials and proportions of windows and doors are referred to in Paragraph 1.

Policy CS17 is about concentrating development in urban areas and CS20 sets out the transport and access strategy for the borough.

Policy DM 2 is about the protection of existing community facilities and shops, it states:-

Development proposing the change of use or loss of any premises or land currently or last used as community services and facilities, including local shops, will only be permitted where both the following criteria can be met:

- 1. It has been demonstrated, through an active marketing process that the premises or land are no longer viable for their authorised use or any other use which would provide a beneficial facility to the local community.*
- 2. The facility is no longer required for a community use or that there is an easily accessible existing or new facility for the community it is intended to serve.*

Policy DM13 concerns car parking and cycle storage for residential development.

Policy DM10 covers all situations where pollution may occur in respect of new development.

It is considered that the proposed development would be consistent with the relevant policies in the Adopted Core Strategy. The application site is within the town centre area, car parking and cycle storage would be provided to the council's standards and the design of the proposed development would be compatible with the surrounding context. Amenity space would be provided for the housing proposed on both floors of the property. Vehicular access would continue from Twittens Way.

It is considered the proposed development would be compliant with relevant advice in the NPPF which confirms a presumption in favour of sustainable development.

The three dimensions to sustainable development are economic, social and environmental. The economic role should ensure there is sufficient land of the right type and in the right places to support growth and innovation. The social role supports strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations. It should also involve creating a high quality built environment with accessible local services to meet the community's needs. The environmental role should contribute to protecting and

enhancing the natural, built and historic environment. Furthermore, natural resources should be used prudently, waste and pollution minimised and climate change given a high priority by moving towards a low carbon economy.

It is considered that the proposed development accords with this advice.

Chapter 5 of the NPPF relates to housing and it is considered that the development proposed would be in accordance with guidance in this chapter and in particular Paragraph 73, which states:-

73. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;*
- b) seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom-build housing;*
- c) use tools such as area-wide design assessments, permission in principle and Local Development Orders to help bring small and medium sized sites forward;*
- d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and*
- e) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.*

Chapter 11 of the NPPF is about making effective use of land and Paragraph 125 promotes development of urban land at higher densities as follows:-.

Planning policies and decisions should:

- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;*
- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;*
- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;*
- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and*
- e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions – including mansard roofs – where the development would be consistent with the prevailing form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers. A condition of simultaneous development should not be imposed on an application for multiple upward extensions unless there is an exceptional justification.*

Chapter 16 of the NPPF is about the historic environment. The proposals would enhance this part of the conservation area and certainly not cause any harm to its significance. Compared to the existing situation both frontages to East Street and

Twittens Way would be improved in a way that would enhance the character and appearance of the conservation area.

Ecology

No accommodation is proposed within the roof void and as such no alterations are envisaged to this space. Bat and bird boxes could be included on the rear part of the building to aid bio-diversity. It would be very unlikely that residents of the flats would own cats or dogs.

Assessment

In respect of Policy DM2 of the local plan the property has been vacant for a considerable period of time with no realistic prospect of a community use being achieved. In fact this policy is considered out of date and is not in line with current central government advice to make effective use of redundant commercial properties for residential purposes.

The proposed development would be sustainable as defined in the NPPF and would result in a good quality residential development making effective and full use of the application site.

The provision of good quality residential development in a highly sustainable location utilising a redundant commercial site is considered to be fully in line with the thrust of current central government housing policy.

The design, layout and external materials would be appropriate for this location.

The application proposals would not cause any amenity issues for nearby residents, both existing and future occupiers.

The town centre location is an area where there is no specific requirement for on-site car parking provision. Nevertheless, 8 car parking spaces are proposed together with a secure cycle and refuse stores.

In respect of heritage impact, the re-use and sensitive refurbishment of the former bank building would accrue a significant benefit to the character and appearance of the conservation area.