
Site Address:	8 Second Avenue, Havant, PO9 2QP		
Proposal:	Retrospective application for conversion of 2 flats back to a dwelling.		
Application No:	APP/20/01199	Expiry Date:	16/02/2021
Applicant:	Mr B Mansbridge		
Agent:	Mr I Marshall	Case Officer:	Joseph Toole
	Mr I Marshall		
Ward:	St Faiths		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

8 Second Avenue, Havant, is located to the east side of Second Avenue. The application site comprises a two storey detached dwellinghouse comprising white render and brown roof tiles. Vehicular access is from Second Avenue with parking to the side.

The property is located within a residential area with properties of differing style and design.

Originally a single domestic dwellinghouse was built during the first half of the 19th century. On the 30th January 1992 a planning application reference 91/56513/1 was approved for the use of the building as being two flats, one being on the ground floor and one being on the first floor. Internal works were then carried out to separate the first floor from the ground floor to make two flats. About the turn of the century by removing the internal separating walls/partitions and the external steps to the balcony, the building then became a single dwellinghouse.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

91/56513/001 - Use as 2 flats; one on ground floor and one on first floor., PERM,30/01/1992

3 Proposal

Retrospective application for conversion of 2 flats back to a dwelling.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS9 (Housing)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

No Comment

Community Infrastructure

No Comment.

Councillor D Guest - St Faith's

No Comment.

Councillor J Branson - St Faiths

No Comment.

Councillor T Pike - St Faith's

No Comment.

Crime Prevention -Minor Apps

Hampshire Highways

The applicant's car parking layout plan demonstrates that 3 parking bays can be provided on-site. In their capacity as local parking authority, Havant Borough Council should confirm whether this meets adopted parking standards.

Having reviewed the documentation submitted in support of the above planning application Highways Development Planning is satisfied that the proposal would have no detrimental impact on highway safety or operation. A recommendation of no objection would therefore be given.

Public Spaces

Waste Services Manager

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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 upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Parking and Traffic

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

7.3 The development is for retrospective permission for the conversion of 2 flats back to a dwelling. The proposal would result in the loss of 1 dwelling from 2 to 1. However, as this has been the case for long period and only resulting in the loss of 1 dwelling it is not considered to have an adverse impact on the wider borough. It is considered to achieve a suitable density therefore according to Policy CS9 of the Havant Borough Local Plan Core Strategy 2011.

(iii) Impact upon residential amenity

7.4 The external works resulting in the removal of existing stairwell with the balcony remaining. This is considered to have less of an impact on overlooking to the neighbouring properties therefore deemed to be more acceptable.

(iv) Parking and Traffic .

7.5 There was no change in the vehicle access to the property from the public highway and there was also no change to the on-site car parking. The 4 bedroom property continues to provide 3 car parking spaces in line with the Havant Borough Parking Standards SPD and Policy DM13 of the Havant Borough Local Plan Core Strategy 2011.

7.6 Hampshire Highways were consulted on this application and were satisfied that the proposal would have no detrimental impact on highway safety or operation. A recommendation of no objection was therefore given.

8 Conclusion

8.1 The development is considered to be acceptable and the application is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/20/01199

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

Location Plan
Dwelling Floor Plans - 1A
Previous Flat Floor Plans - 2A
Proposed Elevations - 3A
Previous Flat Elevations - 4A
Car Parking Layout - 5
Design and Access Statement

Reason: - To ensure provision of a satisfactory development.