
Site Address: 1 Victoria Road, Emsworth, PO10 7NH
Proposal: Change of use from single dwelling into 2No. two bed flats. (Approved 22.12.17). Request to discharge condition No/s 3 and 4 (17.12.18).
Application No: APP/17/01183 Expiry Date: 29/12/2017
Applicant: The Laundry Emsworth Ltd.
Agent: Mr Swanton Case Officer: Rachel Ballam
 Re-Format LLP
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on the corner of Victoria Road and North Street in Emsworth and consists of an end of terrace, two-storey property of brick and tile construction. There is an off road parking space at the front of the site and a detached, pitched roof garage at the rear, which is accessed from Victoria Road. There is a small rear plot which is enclosed from Victoria Road by a 1m brick wall, topped with 1m high wooden fence panels.

2 Planning History

09/73745/000 - Change of use from launderette with flat over, to 1No. 3 bed house incorporating external changes to building., PERM,10/11/2009

3 Proposal

Change of use from single dwelling into 2No. two bed flats, and alterations to rear extension. .The existing garage would be retained as storage and two new parking spaces would be formed off Victoria road , one for each flat. Additionally the existing flues would be removed.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS9 (Housing)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)
DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Waste Services Manager

No objection

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Concerned that the 2 stacks to the rear contain asbestos and want to know how they would be removed.	This is a health and safety matter and an informative in this respect is recommended.
The proposed on site parking will result in the loss of on street parking which is heavily used and therefore the loss will make it more difficult for existing users to park.	see section 7.

Summary:

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 Provision
- (v) Developer contributions / CIL

(i) Principle of development

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

The changes to the external appearance would involve increasing the height and rendering of the rear extension and repair and painting of the render panels together with the loss of the wall/fence on part of the side elevation onto Victoria Road. Whilst the proposed parking bays would be viewable from the street, on street parking currently exists in this location and the visual impact would not be great. As such the proposal would not adversely impact the appearance of the area. The removal of the flues would be a positive impact.

(iii) Impact upon residential amenity

The main impact relates to the adjoining property at No. 84 North Street. The existing rear extension would be raised in height, but as it projects only slightly beyond the neighbouring property, the impact would be limited and acceptable.

The provision of the off street parking would result in a loss of on street parking. Demand for on street parking is high due to proximity to the station and that many properties in the vicinity do not have on site parking. Whilst the loss of this parking which would amount to a length of 5m would therefore result in some loss of amenity the impact is not such that a reason for refusal could be substantiated.

(iv) Parking Provision

The existing 3 bed dwelling is currently served by the garage and one parking space on the forecourt adjoining North Street. The application proposes that the forecourt parking be amended to garden area and would seek to use the garage as a store. Whilst this would result in the potential loss of parking spaces, the forecourt space is a potential hazard given its location at the junction, and the garage piers (not shown on the submitted plan) render the garage substandard in width. The site is located in proximity to the Emsworth Train Station and within walking distance of Emsworth centre and its related facilities. As such this is a sustainable location and the provision of one space per unit is considered acceptable.

(v) Developer contributions / CIL _

A contribution towards to the SPA is required under Policy DM24 of the Allocations Plan. The relevant contribution has been paid and paperwork completed . As there is no new floorspace there is no CIL liability.

8 **Conclusion**

The proposal is considered to be acceptable and is therefore recommended for permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01183 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Location Plan
Existing floor plans DR-A-0200
Existing Elevations Dr- A- 0300
Proposed Floor Plan DR- A-0210
Proposed Elevations DR-A- 0301

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

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.

- 4 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality and the 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.

- 5 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

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.