

PLANNING POLICY RESPONSE

Application No:	APP/19/00211
Site Address:	37 Creek Road, Hayling Island, PO11 9QZ
Development:	Conversion of shop to residential flat
Case Officer:	BC
Comments by:	JB
Date of Comments:	17 August 2020

Policy Status

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the [Hampshire Minerals and Waste Plan](#), provide the development plan for the borough. The [Pre-submission Havant Borough Local Plan 2036](#) (HBLP 2036) was approved by the Council on 30 January 2019 and can be afforded limited weight.

Principle of Development

The site lies within the urban area as defined by Policies CS17 and AL3 of the adopted local plan and emerging E3 of the Pre-Submission Local Plan. The shop unit is not covered by any protection policies, neither it is in a designated town centre. There is therefore no policy objection to the principle of a residential conversion.

Design

Both the adopted and emerging local plan require high quality design in all development under policies CS16 High Quality Design (Core Strategy) and E1 High Quality Design (Pre-Submission Plan). It is a matter for DM judgement as to whether the proposal fulfils these requirements.

It is worth noting that emerging Policy H1 includes a requirement for dwellings to meet the nationally described internal space standards. The proposed dwelling, if intended for 1 person occupancy as indicated on the plan, appears to meet the required size with 40sqm for a requirement of 39sqm, although it should be noted that the national space standards include requirements for storage within that minimum size.

Emerging policy H1 also requires outdoor amenity space to be provided for use by the occupiers of residential properties. The proposal appears to offer some land at the front of the property which could be used for this purpose, although the plans do not show it explicitly laid out for that purpose.

Parking

The proposal is required to meet parking standards in accordance with Policy DM13. One parking space is proposed, and cycle parking is also to be provided, in compliance with the standards set out in the Council's Parking SPD.

Summary

The principle of residential conversion is supported in policy terms. The determining factor in this application is whether the design and standard of accommodation is acceptable.