

PLANNING APPLICATION RESPONSE OF PLANNING POLICY

Application No:	APP/19/00659
Site Address:	19 London Road, Widley, Waterloooville, PO7 5AS
Development:	Demolition of existing garage/workshop, construction of detached office block for B1 use with associated refuge storage, landscaping and parking, with access off Lily Avenue
Case Officer:	Tina Pickup
Comments by:	Jade Ellis
Date of Comments:	19 August 2019

Policy Status:

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

The following policies in the adopted Local Plan are of particular relevance:

- CS4 - Town, District and Local Centres
- AL3 - Town, District and Local Centres
- CS16 – High Quality Design
- DM14 – Car and Cycle Parking on Development (excluding residential)

In the Pre-submission Plan the following policies are of particular relevance:

- C6 | Local centres, local shops and services
- IN3 | Transport and parking in new development
- E1 | High quality design

The application description is for the construction of a detached office block for B1 use. For the purposes of these comments it is assumed that the applicant seeks permission for the use of the premises in Class B1(a) office use. It is noted the adjoining premises (21A) are occupied by the same business (Twisted Pair).

Principle of Development:

The site falls within Widley local centre as defined by policy CS4 and AL3 of the adopted Local Plan. These policies seek to promote and protect the vitality and viability of town, district, and local centres. CS4 includes a provision which encourages 'high quality, mixed-use development in designated centres that retain active ground floor frontages'.

Policy C6 of the new Local Plan seeks to also promote the vitality and viability of the Borough's local centres. The overall aim of the policy is to retain active ground floor frontages and maximise opportunities above ground floor units.

This development would have the B1 use above ground floor level which would be supported in principle. A reception and storage area would be provided at ground floor level, with an entrance and windows onto Lily Avenue. It is noted the existing site does not currently provide an active ground floor frontage. It should also be borne in mind that this is an expansion of an existing business in the local centre. It is not a change of use from an active use that falls, strictly speaking, into the uses permissible in a local centre to an inactive use. It is also noted that the proposed new office building would front onto

Lily Avenue (as opposed to London Road where the main parade of local shops is located).

Design

Both the adopted and emerging local plan require high quality design in all development under policies

- CS16 High Quality Design (Core Strategy)
- E1 High Quality Design (HBLP 2036)

Parking:

It is worth noting that Policy DM14 of the adopted Local Plan and Policy IN3 of the Pre-Submission Local Plan 2036 deal with parking in new development and require local parking standards to be met. Minimum standards are set in the Havant Borough Parking SPD (July 2016). The parking standards in the SPD apply to all developments that result in the creation of non-residential floorspace.

The submitted proposed plans indicate that a total of 9 parking spaces would be provided (one of which would be a disabled space) and 4 cycle parking spaces. Based on 355 sq. m in B1(a) office use, the Parking SPD would generate a requirement for 11.8 car parking spaces based on a minimum standard of 1 space per 30 sqm, and 1.42 long stay cycle parking spaces and 0.5 short stay parking.

Whilst it is noted that the parking from 21A London Road would be available to complement the new parking areas, there would appear to be a shortfall of 2.8 car parking spaces. However, when planning permission ref. APP/14/00351 was granted for the mixed office and residential use of 21A, the officer's report notes that there was a shortfall of 0.5 spaces, which increases to 1.16 spaces when the storage shed at the rear is in use. As such, it is recommended the applicant confirms whether the storage shed is still used in conjunction with the business and/or for cycle storage.

Summary:

It is noted that the site falls within the Widley Local Centre in which active frontages should be retained at ground floor level. It is also noted that a reception area would be located to the front of the building at ground floor level onto Lily Avenue (as opposed to London Road) and that the site does not currently provide an active frontage.

It is recommended that further information about the parking arrangements on the adjacent premises (21A London Road) is sought, particularly given that there would be a modest shortfall of car parking spaces on site.