
Site Address:	258A London Road, Waterloooville, PO7 7HG		
Proposal:	Internal reconfiguration to form 2No. 2 bed flats. Roof lantern to rear and associated bin store .		
Application No:	APP/19/01091	Expiry Date:	31/12/2019
Applicant:	Mr Fan		
Agent:	Mr Harding	Case Officer:	Tina Pickup
	BH Architecture Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to the first floor above the existing Red Lounge Indian restaurant (A3) located as the end unit within a 1960's block of four flat roofed, terraced two storey units on the south-east side of the London Road. The site is within the bus only part of London Road and within the identified Town Centre and secondary frontage area of the adopted Local Plan (policies CS4 and AL3). The site is immediately adjacent a footpath link to the public car park that lies to the rear of the site.

The first floor is currently two separate flats - the front one being a 3 bed unit and the rear being a small one bed unit. The ground floor is longer with a rear single storey element that is the kitchen serving the restaurant. Within the rear service area of the block of 4 units, 2 car parking spaces are available to serve the site.

The adjacent site, 260-262 has a complex planning history with works currently underway on site to erect a second floor to create additional flats.

2 Planning History

99/64407/000 - Change of use of first floor from restaurant to private residential accommodation associated with ground floor restaurant Permitted 22/11/1999

05/64407/003 - relief from condition 3 of 99/64407/000 to allow first floor flat to be occupied independently from the restaurant
permission 26/8/2005

00/64407/001 - formation of 7 No windows in south elevation of first floor in association with residential use of first floor
withdrawn Oct 2000

00/64407/002 - Installation of windows in side wall (south elevation) of flat.,
PERM,06/02/2001

APP/14/01157 - Alterations to front elevation to include new shop front for restaurant and separate entrance to first floor flat with secondary entrance to flat created to side (south west) elevation and additional first floor window in north-east elevation.,
PERM,22/12/2014

And on adjacent site at 260 - 262 the following recent planning history is relevant:

APP/18/00020 - Erection of first floor structure on top of the existing roof to create

2No. two bed flats and alterations to the shop front to allow access to the residential units (resubmission) Permitted 08/06/2018

APP/18/01019 - Installation of entrance door to front elevation., PERM,05/12/2018

APP/18/01245 - Prior notification for change of use from retail use (Class A1/ A2) or a mixed retail and residential use to C3 residential use subject to prior approval covering flooding, highways and transport issues, contamination and impact on adequate provision of services falling within A1/ A2 and sustainability of the shopping area, where applicable; additionally any operational development necessary for conversion is subject to prior approval of design and external appearance.(04.01.19). Request to Discharge Conditions 2,3 and 4 (14.10.19)., PAYA,04/01/2019

3 Proposal

Internal reconfiguration to form 2No. 2 bed flats. Roof lantern to rear and associated bin store .

4 Policy Considerations

National Planning Policy Framework
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)
CS4	()
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)
AL3	(Town, District and Local Centres)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

No adverse comments

Community Infrastructure

Not CIL liable as there is no increase in floor area.

Not SRMS liable as there is no increase in the number of bedrooms.

Crime Prevention

None received

Southern Water

Existing development lies over a public foul sewer; any changes to the foundations will require SW approval.

Should any sewer be found during construction then an investigation will be necessary;
Formal application required for any new connection to public foul and surface water

sewer and Informative requested.
Surface water disposal should meet hierarchy of Part H3 of Building Regulations

Environmental Health

No adverse comments

Hampshire Highways

The proposal is to convert existing domestic accommodation to two flats both of which will have two bedrooms. Car parking is indicated in an existing private car park, with no proposed access alterations.

The likely increase in traffic generation will be minimal and I therefore confirm the Highway Authority have no objection to this proposal.

Traffic Management

No adverse comment to make

Waste Services Manager

None received

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: 19

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received	

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 refuse
- (v) SRMS & 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. The proposal involves internal alterations that would result in an existing large 3 bed flat and small 1 bed flat being converted to form two more evenly sized 2 bed flats. The use class would not be altered and both adopted policies and emerging policies support the principle of residential flats on the upper floors of town centres.

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

The character of the first floor use of the site would remain residential and the only external alteration proposed would be the insertion of a roof lantern. The other roof lights and window openings would remain as existing. There would be no adverse impact on the character and appearance of the area and the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Impact upon residential amenity

The planning permissions at the adjacent site 260 - 262 involves the conversion of the first floor to flats with an additional second floor for further flats. Works have commenced on these and therefore the adjacent site would be residential and compatible, having no detrimental impact on the amenity of future occupiers. The provision of 2 more evenly sized flats would also improve the quality of residential accommodation provided for the benefit future occupiers. Consequently, it is considered that the proposal would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking and refuse

The adopted Parking SPD requires 1 space per 2 bed unit within WaterlooVille town centre and therefore 2 spaces are required to meet the proposed 2No 2 bed units. These are provided within the rear service yard of the site and shown on the plans. Cycle storage is to be provided within the communal ground floor entrance lobby.

Refuse collection is currently shared with the restaurant to the rear and this would continue for flat 1 (although this exceeds Building Regs recommended travel distances, as an existing situation is deemed acceptable). New refuse collection for flat 2 would be provided to the rear and this meets Building Regs travel distances due to the closer entrance to flat 2 on the side elevation.

(v) SRMS & CIL

The site currently has 4 bedrooms (arranged as 1No 3 bed flat and 1No 1 bed flat) and the internal change to 2No 2 bed flats would remain as 4 bedrooms and therefore there would be no change in occupation levels and as a result no increased recreational pressure or impacts on water quality on the SPA. Accordingly no SRMS contribution or nitrates mitigation is due. Similarly there is no new floor space proposed and hence the proposal is not CIL liable.

8 Conclusion

The internal reconfiguration to form 2No 2 bed flats with associated roof lantern and refuse store, would have limited and acceptable impact on the character of the area and neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/01091

(A) 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:

Design & Access Statement dated 24th October 2019

Site Location and Block Plan Drawing Number 918-4 Rev B

Proposed Elevations and Sections Drawing Number 918-3 Rev B

Proposed Ground Floor, First Floor & Roof Layouts Drawing Number 918-2 Rev B

Reason: - To ensure provision of a satisfactory development.