
Site Address: 40 North Street, Havant, PO9 1PT
Proposal: Change of use of part rear shop to enlarge ground floor studio flat approved pursuant to Permission APP/18/00787 to create 1bed flat.
Application No: APP/19/00387 Expiry Date: 10/06/2019
Applicant: Ms Lacoste
Agent: Mr Oliver Case Officer: Steve Weaver
 The Town Planning Experts
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in Havant Town Centre and within the St Faiths conservation area, on the eastern side of North Street on the junction with Prince George Street. The site comprises a vacant 2-storey building which formerly featured 2 retail units (one fronting onto North Street; one fronting Prince George Street) and a separate workshop to the rear which was accessed by one of the retail units. There is a public car park located to the rear of the building in Prince George Street and opposite the site in North Street and other commercial uses with residential above are close by to the site given the town centre location.

The site does not lie within a designated Primary or Secondary shopping frontage.

2 Planning History

95/58400/000 - Change of use from A1 retail to B1 offices, PERM,04/04/1995

APP/18/00568 - Change of use from workshop (B1c) to ancillary retail use (A1)., PERM,02/08/2018

APP/18/00784 - Change of use from independent first floor flat (C3) to ancillary retail use (A1) in association with ground floor shops, alterations to fenestration. PERM,21/12/2018.

NB This permission is currently in the process of being implemented.

APP/18/00787 - Prior notification for change of use of workshop from Class B1(c) use to C3 residential use subject to prior approval covering flooding, highways and transport issues, contamination and impact on industrial services., PAYA,17/09/2018

NB This permission gave consent for a 1-bed flat and a studio flat to be formed in the previous workshop and is currently in the process of being implemented.

3 Proposal

Change of use of part of the rear shop (i.e. the one fronting Prince George Street) to enlarge the ground floor studio flat approved pursuant to Permission APP/18/00787 to create a 1bed flat instead. No external alterations would be required to implement the change, only a repositioning of internal walls.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS19	(Effective Provision of Infrastructure)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS4	()
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL3	(Town, District and Local Centres)

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

5 **Statutory and Non Statutory Consultations**

Building Control, Havant Borough Council

Means of escape from inner bedroom will need to be via suitable windows so as should comply with AD B

Location of solid waste bin storage is not shown and should comply with AD H

A Building Regulation application will be required for this work

Officer comment: *The proposed bedroom benefits from a large ground floor sash window which should be sufficient to address means of escape issues; bin storage is available on the forecourt of the premises and would be no different from the requirements of the approved studio flat.*

Conservation Officer, Development Control

No Objection. The proposals relate to internal alterations only. As such there will be no impact on the conservation area.

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: 14

Number of site notices: One.

Statutory advertisement: 26/04/2019

Number of representations received: 0

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) Highways implications
- (v) Ecological implications
- (vi) Other matters

(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. Lying within the Havant Town Centre setting, regard must be had to whether the proposal supports the town centre functions.

7.3 In this respect, Policy CS4 of the HBLP (Core Strategy) 2011 advises that permission will be granted for development proposals which, amongst other matters, encourage mixed-use development that retain active ground floor frontages. In this case the proposal is intended to revise the ground floor residential layout to create a 1-bedroom flat in lieu of the studio flat approved under APP/18/00787. The revised layout will retain 2 shop units - one fronting North Street and one Prince George Street - each of 37sqm.

7.4 It is considered that the augmentation of residential accommodation proposed in this case will not prejudice the retail offer of this non-designated part of the town centre, whilst improving the space available to the occupant(s) of the flat compared to the extant approval. It is not considered to conflict with the objectives of Policy CS4.

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

7.5 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

7.6 With regard to the change of use proposed, no extensions or external alterations are proposed to the building. The change of use will therefore not detrimentally harm the character or architectural interest of the building or the Conservation Area.

7.7 As such the proposals will preserve the character of the area whilst helping ensure the building is put into a viable use for the future.

(iii) Impact upon residential amenity

- 7.8 The site lies within an area of mixed commercial and residential uses, and the modest change in the balance of these uses on the application site will not give rise to any adverse impacts on adjacent or nearby residential occupiers.
- 7.9 With regard to the amenity of the flat, as discussed above the change of use will improve the internal space available to the occupier by creating a dedicated bedroom within the accommodation in lieu of the somewhat cramped internal studio flat previously proposed. The floor area associated with the unit of accommodation will improve from just 17sqm to 30sqm, matching that of the other 1-bed flat approved under APP/18/00787.

(iv) Highways implications

- 7.10 The change of use proposed will not alter the transport or parking requirements of the development compared to the scheme approved under APP/18/00787. That application set out that 4 spaces would be available to serve the combined retail and residential uses on the site, which is appropriate given the highly sustainable location of the application site within Havant Town Centre.

(v) Ecological implications

- 7.11 Applications for new residential properties are required to undergo a Habitat Regulations Assessment in terms of their likely significant effects on the Solent SPAs. In this case, however, no new unit of residential accommodation is proposed; merely an addition to the floorspace of an existing unit whose impact upon the Solent SPAs was mitigated in respect of APP/18/00787. As an extension to an approved unit of accommodation (as opposed to a S73 application which would result in a fresh permission for the development), it is not considered that any impacts upon the Solent SPAs will arise.

(vi) Other matters

- 7.12 The Council's Community Infrastructure Levy (CIL) applies to development which results in the creation of a new dwelling; or the extension of an existing dwelling by more than 100sqm. In this case, no new residential development is resulting - merely the modification of a studio flat to a 1-bed flat - and the additional floorspace to be put to residential use amounts to 17sqm. Following informal discussions with the Council's CIL officer, it is concluded that the development proposed is not liable to CIL

8 Conclusion

- 8.1 The application site is situated within an urban area where further development is considered acceptable. The augmentation of residential accommodation proposed in this case will not prejudice the retail offer of this non-designated part of the town centre, whilst improving the space available to the occupant(s) of the flat compared to the extant approval. No residential amenity, highways or ecological implications will arise from the development.
- 8.2 There being no demonstrable harm arising from the proposals, the application is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00387 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 218750 - 200 Rev C
Block Plan 218750 - 201 Rev B
Proposed Ground Floor Plan 218750 - 208 Rev G
Town Planning Expert Planning Statement
Town Planning Expert Heritage Statement

Reason: - To ensure provision of a satisfactory development.