

Section 55 Town and Country Planning Act

Planning Statement

Change of use of part shop to enlarge ground floor studio

40 North Street, Havant PO9 1PT

Site Information

Consultant	Keith Oliver
Client	Ms A Lacoste
Site Address	40 North Street, Havant PO9 1PT
LA	Havant BC
Description of Development	Change of use of part shop to enlarge ground floor studio
Pathway (PD/Application/Appeal)	Application

Constraints Review

Flood Risk Zone	Flood Zone 1
Contaminated Land	No
Tree Preservation Order	No
Heritage Assets	Conservation Area
Noise Abatement Areas	No
Explosive Hazard Areas	No
Area of Outstanding Natural Beauty	No
Special Protection Area	No
Site of Special Scientific Interest	No
RAMSAR Convention Site	No
Site of Importance to Nature Conservation	No
Article 4(2) Directions	No

Local Policy Requirements

Local Plan/Core Strategy	Havant Borough Local Plan (Core Strategy) adopted 2011
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Effective Policies in Development Control

CS4 - Town, District and Local Centres
CS9 - Housing
CS11 - Heritage

SPG/SPD's

None

Planning History

Relevant History

APP/18/00568 - workshop to ancillary retail use. Permission 2018
APP/18/00787 - Prior Notification - workshop to residential. Approved 2018
APP/18/00784 - First floor flat to ancillary retail use. Permission 2018

Report Date

<Todays Date>

1. Introduction

1.1. This statement has been prepared to support the following proposal:

Change of use of part shop to enlarge ground floor studio

1.2. The Town Planning Experts act as planning consultants for the applicant

Site Location

2. Site Context

- 2.1. The site is located on the eastern side of North Street, Havant on the junction with Prince George Street.
- 2.2. The site consists currently comprises a 2-storey building with 2 retail units to North Street and a former workshop to the rear which has been converted to residential use.
- 2.3. The front part of the building is of brick under a tiled roof, while the former workshop to the rear is of brick under a slate roof
- 2.4. Adjacent properties are in commercial use at ground floor level with residential above, and there is a car park to the rear. There is a further car park on the opposite side of North Street.
- 2.5. The site lies within Havant Town Centre and within the St Faith's conservation area

3. Local Development Framework

National Planning Policy Framework

- 3.1. The National Planning Policy Framework (NPPF) is the primary national planning policy guidance and the updated version was issued in February 2019.

Sustainable Development

- 3.2. Paragraphs 8 and 9 of the NPPF sets out the Government's overriding objectives of securing sustainable development. Para 8 of the NPPF identifies the roles of the planning system in achieving sustainable development:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 3.3. Paragraphs 10 and 11 go on to provide further emphasis on the focus towards sustainable development stating:
10. *So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.*

11. *Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:*

a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 3.4. The Government encourages local planning authorities to make provision for a sufficient supply of homes and states in paragraph 59.

To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

- 3.5. Paragraph 61 sets out the need to provide a mix of housing to provide the size, type and tenure of housing needed for different groups in the community.

Local Policy

3.5. The Havant Local Plan comprises the Core Strategy for the Borough. This document was adopted by the Council in March 2011.

3.6. Policy CS4 relates to Town Centres and states

The council will seek to accommodate approximately 13,000 square metres (net) of new comparison goods retail floorspace within town and district centres up to 2016. Planning permission will be granted for appropriate town centre development proposals that:

1. Promote and enhance the following hierarchy of identified centres as shown on the Proposals Map:

Town Centres - Havant and Waterlooville

District Centres - Cowplain, Emsworth, Leigh Park and Mengham/Gable Head

Local Centres - Bedhampton, Crookhorn, Grassmere Way, Hambledon Parade, Middle Park Way, Milton Road, Purbrook, Rails Lane, West Town and Widley.

2. Enhance the evening economy of the town and district centres.

3. Retain and enhance local markets.

4. Support small and independent businesses.

5. Encourage high quality, mixed-use development in designated centres that retain active ground floor frontages.

3.7.. Policy CS11 relates to heritage assets and indicates that permission will be granted for development that

Protects and where appropriate enhances the borough's statutory and nonstatutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

4. Principle of Development

- 4.1. 40 North Street is a 2-storey property on the corner of North Street and Prince George Street.
- 4.2. The ground floor accommodation consists of a two shop units to the front, with a one-bedroom flat and a studio flat in what was previously the workshop.
- 4.3. The proposal is to enlarge the studio flat by taking part of one of the shop units, to add a bedroom and kitchen. The studio flat will then have a floor area of 30 sq m. Although the National Space Standards suggest a minimum of 37 sq m for a one-bedroom flat, this only applies to new dwellings not to extensions to dwellings. It is noted that the standards have not been adopted by the Borough Council.
- 4.4. This change would still retain two shop units at the front of the premises, so there would be no impact upon the commercial activity of the town centre.
- 4.5. The character of the area is a mix of commercial and residential properties, and this will remain unchanged.
- 4.6. No external alterations are proposed, as the enlarged studio flat would utilise an existing window. There would therefore be no impact on the character and appearance of the area.
- 4.7. The studio flat would still provide accommodation for one person so there would be no change in the level of parking required. It will be noted that there is off-street parking outside the property, although the premises are in a very sustainable location within the town centre close to the bus and railway stations.

5.0 Conclusion

- 5.1. The property currently consists of 2 shop units with two flats at ground floor level in the former workshop. The proposal is to incorporate part of one of the shops to enlarge the studio flat.
- 5.2. The proposal would not affect the mix of commercial and residential uses in the area
- 5.3. No external alterations are proposed such that there will be no impact upon the character and appearance of the area.
- 5.4. The property lies in a sustainable location with easy access to local shops and services, as well as public transport providing regular access to the city centre.
- 5.6. In the applicant's opinion the proposal complies with national and local policies and guidelines and as such respectfully requests that planning permission be granted.