

Planning Application Response of Planning Policy	
Application No	APP/18/01074
Address	55 High Street, Emsworth, PO10 7AN
Development	Change of use of ground floor to Class A2 (office/studio); creation of 1No. one bed dwelling on first and second floor (Class C3)
Case Officer	Mrs R McMurray
Comments By	Gill Glover
Date of Comments	21 st November 2018
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. In addition, the Local Plan Housing Statement (LPHS) and its guiding principles are also a material consideration. Also, relevant to this proposal, though with limited weight, is the emerging Havant Borough Local Plan 2036, in preparation of which a Regulation 18 consultation took place in January and February 2018. The following policies are of particular relevance: • CS4 – Town, District and Local Centres • CS12 – Chichester Harbour AONB • CS17 – Concentration and Distribution of Development within the Urban Area • AL2 – Urban Area Boundaries and Undeveloped Gaps between Settlements • DM13 – Car and Cycle Parking on Development • DM14 – Car and Cycle Parking on Development (excluding residential) • DM20 - Historic Assets • DM21 - Shopfronts, Signs, Security Shutters and Advertisements Also relevant is the following Supplementary Planning Document • Havant Borough Parking SPD (July 2016) Principle of Development The site lies within the urban area as defined by CS17 and AL2 of the Local Plan which seeks to concentrate new development within the five urban areas of the borough. Policy CS17 supports new development within the urban area and prioritises previously developed land. The site falls within the Emsworth District Centre as defined by policy CS4. This policy encourages appropriate town centre development proposals which support small and independent businesses. Moreover, Policy CS4 specifically seeks to promote vitality and	

viability of the identified town and district centres, by supporting uses which retain active ground floor frontages.

From the information given, the applicant intends to use the ground floor for A2 use and create a C3 dwelling on the first and second floor. Due to the property being neither a primary or secondary frontage, there would be no objection in principle to the change of use.

Parking

Policy DM13, DM14, and the Havant Borough Parking SPD (July 2016) set out the minimum parking standards for new development in the borough. Paragraph 1.11 of the Havant Borough Parking SPD (2016) states that;

“The parking standards will apply to all developments for the provision of one or more residential units (gross) and all developments that result in the creation of non-residential floorspace.”

The planning application for the ground floor does not include extensions or alterations to the site therefore DM14 and Havant Borough Parking SPD do not apply.

However, consideration for the parking requirements according to the Havant Borough Parking SPD (July 2016) for the residential dwelling on the first and second floor would need to be made.

Chichester Harbour AONB

It is worth noting that the site is situated within an AONB, although I consider that the nature of the proposed development means a conflict with policy CS12 is unlikely.

Listed Building

It should also be noted that the building is a grade II listed building therefore, a Heritage Statement has been submitted, in compliance with Policy DM20. The appropriate officers would need to be consulted on any work to the building if deemed appropriate.

Shop Front and Signage

I note that the proposal retains the existing shopfront but proposes changes to signage. As such, Policy DM21 is relevant, in particular the site's location in the AONB and its listed status.

Conclusion

There is no objection to the change of use however, consideration will need to be made with regards to the parking requirement for this proposal, as well as the detailed impact on the heritage asset.