Site Address:	260-262 London Road, Waterlooville, PO7 7HG		
Proposal:	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)		
Application No:	APP/18/00020	Expiry Date:	24/04/2018
Applicant:	Mr Springer		
Agent:	Mr Gray Great Plans	Case Officer:	David Eaves
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies to the south of London Road within Waterlooville Town Centre. The site is currently part 2 and part single storey with two vacant retail units at ground floor and associated office/storage above over part of the ground floor area. the remaining area is a flat roofed area now proposed to provide a base for a new first floor area.

To the front London Road is a mixed retail/A3/A5 at ground floor with ancillary and residential uses at first floor level. To the rear of the site are access and parking areas. To the immediate south-west is a residential flat at first floor level.

2 Planning History

00/55932/002 - Change of use from A1 retail to A2 Licensed Betting Office and associated new shopfront, REF,18/10/2000

91/55932/000 - Alloy, mill finish, roller shutterblind and galvanised steel hood, REF,28/06/1991

APP/17/01073 - Extension at first floor level to create 3No. 1 bed flats., WD,19/12/2017

APP/18/00059 - Change of use of no.260 from A1 classification (retail units) and no.262 from Sui Generis (Betting Office and Pay Day Loan shops) to A3/A5 Classification (Restaurants and Cafes/Hot food takeaways)., DEL, **Current Application**

3 Proposal

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)

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

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS4	()
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM18	(Protecting New Development from Pollution)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL3	(Town, District and Local Centres)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council
The location of the bin store will not comply with Requirement H6 of Schedule 1 of the Building Regulations. The bin store should be within 30m of the front door of the flats. In this case the bin store is over 50m from the flat entrance door
Officer Comment: The bin store is now located close to the access to the flats which is on the rear elevation.

Community Infrastructure
No comments received

Crime Prevention -Minor Apps
No comments received

Southern Water
Please be aware that the property is built over an existing public sewer. If the works to be carried out will alter the existing foundation line or depth it will be necessary for the applicant to contact Southern Water. The design of building shall ensure that the proposed structure can sustain all applied load without causing detriment to the public apparatus laid under the buildings.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk"

Southern Water requires a formal application for a connection to the public foul and surface water sewers to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:
A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link https://beta.southernwater.co.uk/infrastructurecharges
It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order
a Adequate soakaway or infiltration system
b Water course
c Where neither of the above is practicable sewer
Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

Environmental Health
I have reviewed the re-submission supporting documents / amended scheme. As regards air quality / contamination, I have noted no material changes that would lead me to any conclusion other than that reached under the prior application. Please refer to comments from Environmental Health made under application number APP/17/01073 for detail on the rationale for my position of 'no adverse comments' on the proposed scheme.

Further comment may be forthcoming from Environmental Health as regards nuisance issues (noise / light etc.), one of my colleagues has been allocated this application to make comment on these matters (if necessary).

Observations / Comments:
I have read through the documentation provided by the applicant and have no objection to the development. I would however ask that the following condition and informatives be added to any approval that may be granted.
Condition 1:
The applicant to confirm that the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, will meet BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings,
especially in relation to living rooms and bedrooms i.e during the day (07:00 to 23:00) 35 dB *L* Aeq,16 hour and at night (23:00 to 07:00) 30 dB *L* Aeq,8 hour for bedrooms.
Reason: To ensure the residential amenity of the property is not impacted upon by any internal or external noise levels, including from commercial premises below.

Informatives:
Hours of Work
bonfires
Dust control
Light Pollution

Highways Engineer, Development Engineer
The Highway Authority have no adverse comment to this application.

Public Spaces
No comments received

Waste Services Manager
No concerns over waste collection regarding this planning application

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: 29

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
The ground floor shop units / offices have no car parking or storage facilities. There is no loading / unloading area for the shop units as this space has now been used for car parking / cycle / bin storage for the proposed two flats. I cannot see how the shop units can operate as any loading / unloading will cause obstruction in the main vehicular access road to the rear.	The rear court yard remains in place and parking is now proposed within an existing garage.
- The flat to the north has a window which faces the pedestrian access to 264 London Road. This will have to be obscured accordingly. Serve notice to the adjacent neighbours ?	Window now omitted.
- The flat to the south has been constructed adjacent my window as the previous withdrawn scheme which will	The relationship of the extension to the existing window has been considered the window would retain a 3m deep outlook

reduce greatly the amount of daylight / ventilation into my rear habitable room. It will also affect my privacy, viewing through my window. - It appears that the travel distance to the refuse storage to the proposed flats does not comply with Building Regulation Legislation in terms of travel distances. - The outlook from the proposed flats is very poor just looking onto a close boarded fence at the rear terraces. - It appears the existing internal office arrangement at first floor level has not be planned very well. There will need to be a fire protected lobby with access onto the shared corridor / internal staircase access ? In conclusion I would like to object to this planning application for the reasons above.	over the flat roof and there are now no windows positioned in the extension that would provide a view towards the retained window. This matter has been addressed by the revised flat access. Assessed in part 7. The proposal will be subject to Building Regulations, the issues have been discussed with Building Control and it is understood that subject to appropriate measures building control requirements can be adequately addressed. Noted
I am the freehold owner of the adjoining property, 264 London Road, Waterlooville which is occupied by the charity Barnardos pursuant to a commercial lease. I object to the proposal, for the reason that it incorporates one window along the flank wall, thereby effectively overlooking my property. Self-evidently, this potentially has serious implications if in the future I wished to develop up to this wall. I do not object to the proposal on any other grounds.	The window in this elevation has been omitted in the latest version of the plans.

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/Waterlooville Town Centre
(iii) Impact upon residential amenity
(iv) Car Parking/access arrangements
(v) Developer Contributions/HRA

(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.

Within the town centre policy CS4 states that (amongst other matters) planning permission will be granted for appropriate town centre development proposals that:

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

The residential uses of first floors within the town centre are considered appropriate. The current application would not result in a change to the viability of the existing ground floor use.

The development of two flat units would make a small but valuable contribution to the councils Housing requirements.

(ii) Impact upon the character and appearance of the area/Waterlooville Town Centre

The building would be unaltered from the London Road frontage and it is noted that there is a current application for a change of use of the existing vacant retail units to A3/A5 uses. This application will need to take account of the residential uses now proposed at first floor level.

From the rear (south) the development would add a first floor above the retail units. To the west is an existing single storey flat roofed residential unit. Access would remain to an existing rear door at first floor level serving 264 London Road.

The extension is considered to reflect other alterations at first floor level and would have an acceptable visual impact on the character and appearance of the area and town centre.

To the rear it is proposed to provide bin and bike storage and to re-vamp an existing garage to provide parking for the new residents. This is considered to provide new facilities for future residents whilst not compromising servicing arrangements to the commercial units in the vicinity.

Overall the development is considered appropriate in the context of the Town Centre.

(iii) Impact upon residential amenity

The main potential impact to residential amenity is considered to be to the flat above 258 London Road.

The proposals would result in flat 1 abutting the existing flat. The existing flat has 1 window facing the site and the design of flat 1 takes this into account with a 3m area retained for light. There are no windows proposed to face the existing window. This relationship is considered to be acceptable. The external amenity area (sun terrace) to flat 1 would be positioned adjacent to a blank flank wall to the existing flat. This relationship is considered acceptable.

The first floor of 264 is in non-residential use and access to the rear of this building would be retained. Other first floor areas further to the north-east are set further off and any impacts are considered to be limited and acceptable.

In relation to the amenities of proposed residents, the flats have internal floorspace of 62 and 70sqm. The Technical housing Standards - nationally described space standard provides a minimum standard of 61sqm for 2 bed three person dwelling. Whilst the Council have not adopted minimum standards the proposed flats are considered to provide adequate internal living space.

Externally, the flats would have a small 'sun terrace' providing limited but acceptable external areas to both flats. To rear the layout provides parking, bin and cycle storage areas.

(iv) Car Parking/access arrangements

The development is for 2 No. 2 bed flats within Waterlooville Town Centre. The Councils car parking standards require a maximum parking standard of 1 space per unit. The proposal is to provide 2 spaces within an existing double garage building. Whilst it is recognised that the garage is slightly short of the standard garage size, the building meets the parking space size standard. Given that the parking standards are maximum and that two cars can be parked in the existing building this is on balance considered to provide an acceptable parking arrangement.

Bike and bin storage is proposed to the rear of the units and can be secured by condition.

It is considered that the parking and other servicing arrangements are acceptable.

(v) Developer Contributions/HRA

The proposed development is CIL liable and the draft liability notice identifies that a payment of £16,599.21 will be required.

The development would increase the number of dwellings within the 5.6km zone identified as significant in potentially increasing recreational pressure on the Solent SPA. Natural England's advice in regard all new housing development within this zone is that it is likely to have a significant effect on the SPA. Policy DM24 of the Allocations Plan which was adopted on 30 June 2014, covers this issue and allows for a financial contribution to be made towards mitigation measures.

From 1 April 2018, the ('Definitive) Solent Recreation Mitigation Strategy SRMS applies to new residential development as approved by Havant Borough Councils Cabinet on the 7th February 2018. The Strategy uses a sliding scale to calculate the SRMP contribution for new residential development built within 5.6km of the coastline. As such, the contribution is now calculated based on the number of

bedrooms per individual dwelling. In this case, the two bedroom dwellings would require a contribution of £974 plus 5% monitoring fee of £48.70 and Administration Fee of £20 such that the total contribution required is £1042.70..

The unilateral undertaking and payment has now been received.

8 Conclusion

In conclusion, the proposed development is considered to be acceptable in principle and would have an acceptable impact on the character and appearance of the area/town centre. The development would also have an acceptable relationship to neighbouring dwellings and provide acceptable living environments for future residents. Subject to suitable conditions planning permission can be recommended.

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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00020

(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:

Location Plan Drawing No. 01a
Proposed Ground Floor Plan Drawing No. 05 Rev A
Proposed First Floor Plan Drawing No. 06 Rev A
Proposed Elevations and Section Drawing No. 08 rev A

Reason: - To ensure provision of a satisfactory development.

3 The development hereby permitted shall not be occupied unless and until details of the screening to the 'sun terraces' have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided in accordance with the approved details prior to occupation and thereafter maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure satisfactory screening in the interests of the residential amenities of the occupiers of the building having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

4 The development hereby permitted shall not be occupied unless and until details to confirm that the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, will meet BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e during the day (07:00 to 23:00) 35 dB *L* Aeq,16 hour and at night (23:00 to 07:00) 30 dB *L* Aeq,8 hour for bedrooms have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to occupation and maintained in accordance with the approved details.
Reason: To ensure the residential amenity of the property is not unacceptably impacted upon by any internal or external noise levels, including from commercial premises below having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Stratregy) 2011 and the National Planning Policy Framework.

5 The development hereby permitted shall not be occupied unless and until details of the refurbishment of the existing garage building shown on drawing number 05 Rev A have been submitted to and approved in writing by the Local Planning Authority. the details shall include repairs and security measures including garage doors. The approved alterations shall be carried out prior to occupation and thereafter maintained.
Reason: To ensure acceptable and secure parking is provided and in the interest of the character and appearance of the area having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

6 The development hereby permitted shall not be occupied unless and until further details of the proposed bin and cycle storage areas have been submitted to and approved in writing by the Local Planning Authority. The bin and cycle store shall be provided prior to occupation and thereafter retained and maintained in accordance with the approved details.
Reason: To ensure that the dwellings are appropriately provided for in th interests of amenity and to provide for sustainable transport provision having due regard to policies CS16, DM10 and DM13 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.