

Planning Application Response of Planning Policy

Application No:	APP/18/00066
Site Address:	52 Stockheath Road, Havant, PO9 5HQ
Development:	Change of use from residential to provide 4 no. care bedrooms and lounge, construction of extension to side and rear with link to adjacent Fawnhope care home.
Case Officer:	Mrs D Haywood
Comments by:	Simon Kennedy
Date of Comments:	13 th April 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.

The following policies are of particular relevance:

- CS16 High Quality Design
- CS17 Concentration and Distribution of Development within the Urban Areas
- DM7 Elderly and Specialist Housing Provision
- DM13 Car and Cycle Parking on Development (excluding residential)
- AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements

Principle of Development: The site lies within the urban area as defined by Policies CS17 and AL2 of the Local Plan which seek to concentrate new development within the five urban areas of the borough.

Residential Amenity: Criterion e) of Policy CS16 is of particular relevance to the proposal and states that:

“The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking”.

As such, appropriate conditions would need to be put in place as part of any planning permission so that the development would not cause unacceptable harm to the amenity of neighbours. Particularly with regard to commercial operations such as kitchens and bin stores.

Parking: Policy DM13 and the Havant Borough Parking SPD (July 2016) set out the minimum parking standards for new residential development in the borough.

Developer Contributions: The application is unclear as to the level of care related to the existing and proposed use. Should the proposal comprise extra care housing, Policies CS21 (Developer Contributions) and DM24 (Recreational Disturbance to Special Protection Areas from Residential Development) do not apply.

Recommendation: No objection in principle providing that appropriate conditions are put in place for the amenity of surrounding residents.