

AL1 (Presumption in Favour of Sustainable Development)
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
No adverse comments

Crime Prevention -Minor Apps
No comments received

Environmental Health Manager, Community Group
No comments received

Highways Engineer, Development Engineer
The Highway Authority has no adverse comment to the principle of this application but the lack of parking spaces could result in parking on the Highway, and the Traffic Team may request fundign for a traffic regulation order (TRO)
officer note- The scale of development - one letting room, does not warrant consultation with the traffic team and a TRO- see section 7

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: 4

Number of site notices:one

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

Summary:

Comment:

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) Parking Implications

(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. There is no specific policy on Houses in Multiple Occupation within the Havant Borough Local Plan (Core Strategy). Local Plan (Core Strategy) Policy CS9 does however state that planning permission will be granted for housing proposals that will *'Provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities'*. This proposal would help to achieve this key objective.

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

No external alterations are proposed, and the appearance of the property would not be altered. As such it is considered that the scheme would not result in an adverse impact on the visual amenity of the locality and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Impact upon residential amenity

No external alterations are proposed and as such there will be no impact on light nor outlook. In respect to activities and noise, whilst the rear garden area is modest in size the proposal involves one further bedroom and any increase in activity is likely to be limited. Consequently, it is considered that the impact of the proposal would be acceptable meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Parking Implications

The adopted parking SPD does not contain any specific standards for HMOs. for a 4+ bedroom dwelling the standard is 3 spaces. The property is currently served by 4 parking spaces and the provision of an additional bedroom could place extra demand on the on-site parking, however, the site is well located in respect to public transport and retail and employment development is located within walking distance. As the increase in letting rooms would only be one, and given the sustainable location of the site, whilst there could be some additional demand for parking, the impact is unlikely to be significant and as such it is not considered that there is sufficient justification to require funding for a Traffic Regulation Order.

8 Conclusion

It is considered that the proposed use is acceptable and provides a sustainable form of development within the built up area. Having regard to the existing use of the site

as a house in multiple occupation it is considered that the new use proposed will not cause harm to interests of residential amenity and highway safety. It is therefore concluded that the application should be permitted subject to planning conditions.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00712 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:

OS location plan
OS parking plan
Existing floor plan received 30 June 2017
Proposed floor plan received 30 June 2017

Reason: - To ensure provision of a satisfactory development.
- 3 The use hereby permitted shall be restricted to seven lettings rooms only, unless otherwise agreed in writing with the Local Planning Authority.
Reason: In the interests of the future occupants of the building and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.