
Site Address: 76-78 London Road, Widley, Waterloooville, PO7 5AB
Proposal: Change of use of first floor office/storage area of No. 76 to residential and incorporation into living accommodation for No. 78 London Road, Widley.
Application No: APP/16/01308 Expiry Date: 18/05/2017
Applicant: Mr Alford
Agent: Mr Power Case Officer: Bee Crawford
 Thorns Young Ltd
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a retail unit with associated storage at first floor situated at the end of a terrace of two storey properties with commercial use at ground floor and some residential at first floor, and is included within an identified local centre on the Council's proposals map. It has a slate tiled pitched and hipped roof and elevations of red multibrick and is currently operating as a co-op store with office/storage at first floor.
- 1.2 The adjoining two storey property is to the north, the side aspect of a two storey semi-detached mixed use property is to the south beyond Bushy Mead, and two storey detached residential properties are opposite and to the rear. The area is of medium density with two storey properties of mixed use, detached and semi-detached residential properties of similar and different age, style and design.

2 Planning History

APP/15/00070 - Change of use to A1 retail (celebration cake shop) - no.78, permitted 19/03/2015.

3 Proposal

- 3.1 The proposal is for the change of use of first floor office/storage area of No. 76 to residential to be incorporated within the living accommodation of No. 78 London Road, Widley.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS4 (
CS9 (Housing)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

FAO Mr P Marshall, Development Engineer

No adverse comment.

Environmental Health Manager, Community Group

I refer to the above application under the Town & Country Planning Acts passed to this Service for comment.

I have perused the documentation provided by the applicant and have no objection in principle to the development. I would also ask that the following conditions 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 external noise levels, especially traffic noise.

Observation: I do not know the reasoning behind sealing off the access door to the flat roof to the rear of 76 London Road, but would suggest that could be considered as a potential fire escape.

Furthermore based on the close proximity of neighbouring residential properties, that the following informatives also be included:

Informative regarding Hours of Work:

You are hereby advised to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8.00 – 18.00 and Saturday: 8:00 – 13.00.

This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance.

Informative regarding Bonfires:

You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.

This is in order to protect the occupants of nearby residential properties from smoke pollution.

Informative regarding Dust Control:

You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site.

This is in order to protect the occupants of nearby residential properties from dust pollution.

Informative regarding light pollution:

You are hereby requested to ensure that any external lighting that may be installed on this site, within the grounds or attached to the building, is so positioned so as not to cause nuisance to neighbouring properties.

This is in order to protect the occupants of nearby residential dwellings from light pollution.

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: 5

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Nature of development
- (iii) Effect on the street scene

(i) Principle of development

7.2 The proposal is to change the use of the first floor office/storage area of No. 76 to residential to provide additional residential accommodation for No. 78 London Road, Widley which would not result in the loss of the ground floor retail element of the property. Therefore, the principle of the change of use is considered to be acceptable subject to the usual development management criteria.

7.3 There would be an increase in the number of bedrooms from two to three, however the parking requirement of two on site spaces as set out in the HBC Parking SPD would not change. A parking plan has been submitted denoting the spaces and the Highways Engineer has no adverse comment with respect to the proposal.

(ii) Nature of development

- 7.4 The proposed additional accommodation would be accessed via the existing first floor residential area of number 78 and there would be no external changes to either property. The accommodation appears to be appropriate and is deemed to be acceptable.

(iii) Effect on the street scene

- 7.5 The change of use proposed does not involve any external changes to the property and it is therefore considered there will be no unacceptable impact on the character of the street scene. It is judged the development will not create a detrimental impact to the amenities of the locality. It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 It is considered that the scheme is acceptable subject to planning conditions.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01308 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 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 external noise levels, especially traffic noise.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan (amended, received 27/03/17)
Block plan (amended, received 27/03/17)
Parking plan
Drg No. 9252.16 Existing and proposed floor plans

Reason: - To ensure provision of a satisfactory development.