

Recommendation: **GRANT PERMISSION**

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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: Grade 2

Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Development Engineer-

The Highway Authority has no adverse comment to this application

Retail and Town Centres

Economic Development raise no objections to this proposal

Planning Policy

This application is for a change of use of a three-storey listed building within Havant town centre and St Faith's Conservation Area from a mixed A1 use (retail, art gallery and coffee shop) to a three-bedroom house (Use Class C3).

Change of use from an A1 use to a C3 use is classed as permitted development under the General Permitted Development Order 2015, provided that the cumulative floor space of the building changing use is under 150m². The floor space of the building in this case is 125m².

The building was previously in use as a dwellinghouse and then later as an office (Use Class B1) prior to a further change of use being approved for its current use in 2007. It did not previously have any parking spaces attached to it. The site is also in a highly accessible location within the town centre. It is therefore not considered necessary for additional parking to be provided for this proposal to be acceptable under policy DM13 of the Core Strategy.

A reversion to the building's former residential use is unlikely to result in an adverse residential amenity impact for the area. The applicant has also mentioned that the art gallery within the building is rarely visited and has suggested that its contents could potentially be transferred to the nearby Spring and Arts Heritage Centre.

A SDMP payment would be required under policy DM24 of the Local Plan (Allocations), however a CIL payment would not be required as the proposal would not result in a change in the total floor space within the building.

Approve

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 streetscene and Conservation Area
- (iii) Impact upon residential amenity
- (iv) Other Matters & Developer Contributions

(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.

(ii) Impact upon the streetscene and Conservation Area

The area is of mixed character comprising both residual and commercial properties. No alterations to the appearance of the building or internal layout are proposed, and the development is not considered to adversely impact the street scene or character of the Conservation Area.

(iii) Impact upon residential amenity

There are no external works and use for residential purposes is unlikely to result in an adverse impact.

(iv) Other Matters & Developer Contributions

A contribution towards the Solent Disturbance Mitigation Project is required as the proposal is for new residential development. The relevant contribution has already been paid and the paperwork completed. The proposal therefore accords with Policy DM24 in that respect. CIL is not required as there is no increase in floorspace.

The lack of residential parking in this sustainable town centre location is acceptable in relation to the Residential Car and Cycle standard adopted SPD.

8 **Conclusion**

The proposal accords with development plan policy and approval is recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00279

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 Compulsary Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location/block plan 0629-111
Existing plans 0629-211 and 212
Proposed plans 0629-411 and 412

Reason: - To ensure provision of a satisfactory development.