

Planning Application Response of Planning Policy

Application No:	APP/14/01301
Site Address:	Tealwood Co Ltd, Sultan Road, Emsworth, PO10 7PP
Development:	Change of use from B1 commercial / industrial to residential use for 4No. dwellings comprising of 3No. 2 bed terraced houses and 1No. 3 bed detached house, with associated landscaping and parking, utilising existing access.
Case Officer:	D Haywood
Comments by:	L Weaver
Date of Comments:	15 January 2015

Comments

The Local Plan now comprises of the Core Strategy (2011) and the Allocations Plan (2014). It should be noted that Saved Policies are no longer relevant.

The Proposal: The site lies between Sultans Road and Seagull Lane and the proposal is to convert the existing offices fronting Sultans Road to 3 no. 2 bed dwellings, and to demolish the rear workshop and construct a 1No. 3 bed detached house. Four parking spaces would be provided with access off Seagull Lane to serve the proposed development.

Promoting Havant Borough's Economy: This would result in loss of 73.1 square metres of B1 (a) Office Use and a further loss of 340.7 square metres of B1 (c) Light Industrial Use. Policies CS2 (Employment) and DM3 (Protection of Existing Employment and Tourism Sites) of the Local Plan (Core Strategy) protect employment premises that are fit for purpose.

Policies CS2 and DM3 of the Core Strategy seek to protect existing employment sites and changes of use to non B use classes will only be permitted where it has been demonstrated that the site is not fit for purpose and financially unviable for B use class purposes. Where this is demonstrated then other types of economic development providing employment opportunities should be considered in the first place. Only if another type of economic development cannot be found will other uses be considered. It will therefore be necessary to test the viability of the site by marketing for a minimum period of 12 months, in accordance with the details set out in Policy DM3.

As detailed in the Design and Access Statement, initial pre-application advice in respect of the proposed development was sought from the council officers in July 2014. In summary, the advice received was to market the site for 12 months to accord with the employment policies in the Core Strategy. It was later suggested in an email dated 15 September sent to the agent that this could possibly be ameliorated to 9 months on receipt of a detailed marketing strategy.

A detailed marketing strategy has not been provided to support the application. The Planning Statement and Market Appraisal gives insufficient information regarding marketing. It states:

'A marketing board has been erected on the building. We have received one enquiry which was not appropriate. Further marketing will be undertaken on the new year.' It does not state when this marketing commenced and further information is required in this respect.

Housing: The site is located in a predominantly residential area. The proposal can be considered to be in a highly sustainable location due to its proximity both to Emsworth Train Station and the centre of Emsworth providing a good range of local services and amenities. The provision of four new homes will contribute to meeting the Borough's housing requirement set out in Policy CS9 of the Core Strategy.

Policy DM13 provides detail on Car and Cycle Parking on Residential Development. The standard levels of allocated parking are two car parking spaces for each two bed unit and two car parking spaces for a three bed unit.

Whilst ameliorated standards are not set for the location of this site within the Havant Borough Residential Parking and Cycle Provision SPD, it would be unreasonable not to regard this brownfield site as being a highly accessible area due to the proximity of public transport, local shops and facilities, so a reduction of one space per dwelling in this particular instance is worth consideration.

Please note that where residential parking schemes exist residents/occupants of new developments will not be eligible to apply to the council for permits as agreed by the council's executive on 22 October 2008.

Cycle provision of 2 spaces per unit is required, we assume this is to be provided within the shed storage provided for each unit.

Caring for our Borough: Policy DM8 Conservation, Protection and Enhancement of Existing Natural Features applies to this site, particularly in respect of the TPO Yew Tree on site.

Other: The documentation supporting the application 'Planning Statement & Market Appraisal' mentions 'flats' in paragraphs 1.03 and 3.03.

Paragraph 7.16 refers to cycle parking '... is provided in sheds for the houses, and within the converted Henry Jones building for the apartments.'

We have made the assumption that these are typographical errors.

Policy Principle of Development: Further information on marketing required in accordance with details set out in the Havant Borough (Core Strategy) including details of the length of time marketing has been undertaken and extent of interest as a result of this marketing.