
Site Address: 27 London Road, Cowplain, Waterloooville, PO8 8DF
Proposal: Change of use and subdivision of ground floor to provide two class a1 retail units including change of use of first floor to provide 3 x one bed flats and single storey rear extension to accommodate cycle storage and refuse/recycling storage.
Application No: APP/16/00149 Expiry Date: 14/04/2016
Applicant:
Agent: Mr Weymes Case Officer: David Eaves
 Les Weymes Planning
 Consultancy Ltd
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

27 London Road, Cowplain, Waterloooville, PO8 8DF

2 Planning History

05/61745/001 - Change of use of ground floor of the premises from retail (A1) to a women's health and fitness centre (D2)., PERM,12/07/2005

96/61745/000 - Retention of internally illuminated double sided freestanding advertising unit on land fronting 27 London Road, REF,03/10/1996

05/61745/002 - Retrospective display of externally illuminated static fascia sign and non illuminated projecting sign., PERM,27/09/2005

APP/11/00017 - Changes to elevations including replacement glazed doors, replacement flat panel alucobond cladding, white render walls and grey render plinths and columns. New block paving to front and rear customer walkways., PERM,02/03/2011

3 Proposal

Change of use and subdivision of ground floor to provide two class a1 retail units including change of use of first floor to provide 3 x one bed flats and single storey rear extension to accommodate cycle storage and refuse/recycling storage.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS21 (Developer Requirements)

CS4	()
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL3	(Town, District and Local Centres)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water

It appears that the proposed extension is going to be built over a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by SW.

However, under certain circumstances building over a minor sewer may be allowed. a formal application to build over the sewer will be required to be submitted by the applicant.

Formal application required for any new connection to the public foul and surface water sewer to be made by the applicant or developer.

Informative requested.

Site within source protection zone

Officer Comment:

Informative recommended re sewers. The modest extension is not considered to be likely to impact on the SPZ.

Development Engineer (Highways):

The Highway Authority has no adverse comments on this Application. The proposal will result in the loss of a parking but this is not significant.

Waste Services

I have no concerns over waste collection regarding this planning application.

Crime Prevention -Minor Apps

No comments received.

Retail and Town Centres (Economic Development):

Economic Development raise no objections to this proposal.

Environmental Health

No objection to the development. I would however ask that the following condition 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 internal or external noise levels, especially road traffic noise from London Road.

Officer Comment:

A version of the condition is recommended together with informatives.

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: 21

Number of site notices: 2

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity including for future residents.
- (iv) Parking
- (v) Impact on infrastructure
- (vi) 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.

The site is also within Cowplain District Centre and the uses therefore need to be considered in the light of policy CS4 of the Local Plan and AL3 of the Allocations Plan.

With regard to CS4, the proposal would result in the provision of two retail units at the ground floor with active shop fronts and this would allow for the vitality of the District Centre to be maintained. The proposal is considered to accord with this policy.

In relation to AL3 the ground floor retail would meet the requirements to provide a main town centre use contributing to vitality and viability of the Centre. The primary shopping frontage would therefore be enhanced. The proposals are considered to accord with policy AL3.

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

The proposals would provide two new shopfronts and retain the appearance of the primary shopping frontage. There would be a small flat roofed addition to the rear, however, given the siting of the extension with limited public view and taller buildings surrounding the extension this would have a very limited and acceptable impact on the character of the area.

(iii) Impact upon residential amenity

The proposed flats are small with a floorspace of approx 50sqm, however this would accord with the Technical housing standards - nationally described space standard for a 1 bed unit. The units have outlooks from living/kitchen areas and rooflights to bedrooms. On balance the proposals are considered to offer acceptable accommodation for future residents. Refuse and cycle storage would be provided in the proposed rear extension.

The development is not considered to have an unacceptable impact on nearby residential flats.

(iv) Parking

Car parking is provided at 1 space per unit which meets the Councils adopted residential car parking standards. The Highway Engineer raises no objection to the proposals. the retail units would be reliant on public parking.

(v) Impact on infrastructure

The rear extension may impact on a public sewer, an informative is recommended to ensure that the issue is known by the applicant so that the matter can be addressed with southern Water.

(vi) Developer Contributions

The development would result in additional residential units and increased recreational pressure on the Solent SPA. A financial contribution has therefore been secured towards the mitigation of impacts on the SPA to address the requirements of the Habitat regulations.

The scheme is also CIL liable although the floorspace increase is very small, the agent has completed the CIL additional Information form.

8 Conclusion

In conclusion, the proposed development is considered acceptable in principle and would have an acceptable impact on the character and appearance of the area. the developmen would provide three flats which make a valuable contribution to the Boroughs Housing requirements. Car parking and cycle parking are secured and contributions to SRMP and CIL can be secured.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00149

(A) 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 Prior to the occupation of the first floor dwellings hereby permitted the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, shall 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 unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure the residential amenity of the property is not impacted upon by any internal or external noise levels, especially road traffic noise from London Road or the use of the ground floor as a dance fitness studio (should this permission not be implemented in full) having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The car parking and secure cycle storage shown on Drawing Number 8510 -02 Rev A shall be provided prior to the occupation of the first floor flats and maintained for the use of the occupants of the flats unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that adequate car parking and cycle parking is available to residents in the interests of amenity and to encourage the use of sustainable transport options having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy), Havant Borough Residential Parking and Cycle Provision SPD 2010 and the National Planning Policy Framework.
- 4 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning Statement Including Design & Access Statement dated 5th February 2016

Site, Location, Existing plans & elevations Drawing No. 8510 - 01 Rev A

Proposed Plans and Elevations Drawing No. 8510 - 02 Rev A

Reason: - To ensure provision of a satisfactory development.