
Site Address:	Cable House, 9 Stakes Road, Waterloooville		
Proposal:	Conversion of existing office/communal space into 2No. supported bedsit dwellings.		
Application No:	APP/16/00786	Expiry Date:	04/10/2016
Applicant:	Mr West Havant Housing Association		
Agent:	PDP Architecture llp	Case Officer:	Heather Lealan
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

Cable House, 9 Stakes Road, Waterloooville is an existing supported living provision and currently provides 5 bedsits rooms for people with mental health problems. It is located on the northern side of Stakes Road and 4 car parking spaces are provided on site.

2 Planning History

98/55138/002 - Demolition of office and associated outbuildings and construction of 2 storey & single storey residential unit for 5 people with mental health problems (low dependency) and associated parking provision
, PERM,11/06/1998

96/55138/000 - Demolition of office and associated outbuildings and construction of residential care home for the mentally impaired with parking provision to the rear
, REF,28/11/1996

96/55138/001 - Demolition of office and associated outbuildings and construction of residential care home for the mentally impaired with parking provision (revised application)
, PERM,13/02/1997

3 Proposal

Conversion of existing office/communal space into 2No. supported bedsit dwellings.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

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)
CS7	()
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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Economic Development

No comments

Development Engineer

The Highway Authority has no adverse comment to make on this application.

Waste Services Manager

I have no concerns over waste collection regarding this planning application

Crime Prevention

No comment

Traffic Management

The traffic team has no adverse comment to make on this application

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: 8

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

- (a) Insufficient parking provision for occupants and staff
- (b) where will the staff facilities be provided?
- (c) Loss of amenities when visitors and family come, (communal lounge, kitchen and access to garden)
- (d) Will the residents in the original flats still have access to the garden
- (e) There will be 14 different waste bins to house and 7 to be put out onto pavement at any one time. *This is not considered to be a sufficient reason to warrant a refusal of this application to increase the capacity of the existing facility*

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
- (iii) Impact upon residential amenity
- (iv) Highway Implications
- (v) Other Matters

(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

It is not considered that the conversion of the office and communal lounge and kitchen will have any detrimental impact on the amenities of the street scene. Apart from some minor changes to the fenestration within the northern and eastern elevation there will be no external changes that would impact the visual appearance of the building. As such, it is considered that the scheme accords with policy CS16 of the Local Plan.

(iii) Impact upon residential amenity

It is not considered that the conversion of the communal rooms to additional bedsits will be detrimental to the amenities of the occupiers of the surrounding residential properties.

With regard to the internal residential amenities of the current and future occupants, this is a matter for the Housing Association. With regard to the required amenity standards of the Borough Design Guide, the external amenity space will not be diminished. In planning terms, the manner of the management and provision within the facility will be for the Housing Association to determine and is beyond the scope of planning control. This consideration is valid so long as the type of provision as a whole remains in accordance with the base planning permission 98/55138/2, (condition 11) and the description of the current scheme; that being supported bedsit dwellings.

The change of use of the rooms as proposed does not revoke the previous planning consent or the conditions therein applied. The change of use of the communal lounge and kitchen would appear to accord with the type of contained bedsit accommodation given consent by 98/55138/2; this being residential supported living units not a nursing care home.

(iv) Highways implications

The Development Engineer and traffic team expressed that the parking provision onsite is acceptable and raised no concerns.

(v) Other matters

The Solent Recreation Mitigation Project payment has been received along with the signed agreement. The application proposes no new floor space and therefore is not cil liable.

8 **Conclusion**

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00786 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:

Site location plan drwg.no 27991-PD100 received 29 July 2016
Block plan drwg.no 27991-PD104 received 29 July 2016
Proposed Elevations drwg.no 27991-PD105 received 29 July 2016
Proposed Plans drwg.no 27991-PD103 received 29 July 2016

Reason: - To ensure provision of a satisfactory development.

- 3 The existing 4 car parking spaces as approved under 98/55138/2 shall remain following the conversion of the communal rooms hereby permitted and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.