
Site Address:	14 New Lane, Havant, PO9 2JJ		
Proposal:	Conversion of existing property into 2No. dwellings.		
Application No:	APP/15/00605	Expiry Date:	06/08/2015
Applicant:	Ms Clinton	Team:	Team 1
Agent:	Mr Pope	Case Officer:	Richard Nash
	Pope Stevens Architecture Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a large two storey semi-detached dwelling of traditional character and brick and tile finish, located within a generous irregularly shaped plot on the east side of New Lane, north of its junction with Eastern Road. The dwelling has an attached two storey annexe and a range of detached structures and outbuildings to the rear. The site has a gravelled parking area and boundary hedge to the road frontage – the side and rear boundaries are marked by a combination of fencing and the structures referred to above.

The site is midway along a small group of dwellings that are surrounded by allotments to the north and east (immediately to the rear of the site) and a cemetery to the south. There is a significant area of medium density residential land use opposite the site.

2 Planning History

03/52256/003: Part two storey, part single storey side/rear extension to form granny annexe and additional living accommodation for the original dwellinghouse. Approved.

08/52256/007: Part single storey, part two storey extension to form granny annexe. (Revision to previously approved plans ref 03/52256/003.)

Each of these planning permissions were subject to conditions that required (inter alia) the accommodation to only be occupied by relatives of the occupiers of 14 New Lane and the provision of a minimum of 3 parking spaces to be provided within the curtilage of the site.

3 Proposal

The current planning application proposes the conversion of the property into two dwellings. This would be achieved by closing off an internal door that currently connects the annexe to the main dwelling, thus reinstating the original 3 bedroom dwelling and providing a separate 1 bedroom dwelling.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Supplementary Planning Documents and other Guidance

Residential Parking and Cycle Provision SPD (2010)
Borough Design Guide SPD (2011)
Housing SPD (2011)
Developer Contributions Guide (2013)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control: No comment.

Development Engineer - Highways: No adverse comment. Would suggest the Planning Authority impose conditions for the provision and retention of the parking and cycle facilities shown on submitted plan number DPA01.

Crime Prevention: None received.

Waste Services Manager: No concerns.

Public Spaces Development Manager: None received.

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: Nil

7 Planning Considerations

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 on the application site and locality
- (iii) Impact on neighbouring amenity
- (iv) 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 provision of a new dwelling would contribute to the target of providing 6300 new homes across the Borough under Core Strategy Policy CS9.

(ii) Impact on the application site and locality

The proposal would not result in any external physical changes to the building. The principal dwelling would revert to its former scale and the number of bedrooms on the site as a whole would not increase. Whilst the majority of dwellings in the area would be of a larger size, it is considered that the introduction of a separate single bedroom unit would not erode the character of the locality to the extent that a refusal of planning permission could be justified.

The proposal includes external rear amenity areas for both dwellings that, although of irregular shapes, would be sufficient in size and meet the Design Guide criteria in terms of garden length. As the number of bedrooms on the site would not change, an increase in parking provision is not considered necessary. The parking layout as shown on the submitted drawings would require the removal of a hedge, but this would not have a significant impact in the street scene. Three parking spaces were previously required in the interests of highway safety and the Highway Engineer has not objected to the current proposal.

The reason for previously restricting the use of the annexe was that the accommodation was not considered to be in a satisfactory position and had insufficient amenity space and on-site parking to be occupied separately from the main dwelling. In the light of current local and national guidance and the above considerations, these concerns are not sufficient to warrant a refusal of the current planning application.

(iii) Impact on neighbouring amenity

As noted above, the proposal does not involve any change to the exterior of the building. Furthermore, there would be no net change in the of number of bedrooms or parking spaces, or area of amenity space. It is therefore considered unlikely that any material change in impact on neighbouring amenities would arise from the proposal. It is however considered reasonable to remove permitted development rights with a view to maintaining this position.

(iv) Developer contributions

The proposal is subject to the Community Infrastructure Levy and appropriate forms have been submitted, although the amount payable would be nil as there would be no net gain in floor space. The new dwelling would also be liable to a financial contribution in respect of the Solent Recreation Mitigation Project and an appropriate

Deed and Payment have been provided.

8 Conclusion

The proposed conversion of the property into two dwellings would be acceptable in principle and, subject to appropriate conditions, should not have a detrimental impact on the character and appearance of the application site or locality or the amenity of occupiers of neighbouring properties. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00605, subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with 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:

DPA-01 00 (Planning Drawing)

Reason: - To ensure provision of a satisfactory development.
- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by the Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: In the interests of visual amenity and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the dwelling hereby approved, including the addition of windows, permitted by the Order, as amended, shall take place without the prior written approval of the Local Planning Authority.
Reason: In the interests of visual and neighbouring amenity and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The development shall not be brought into use until space for the parking of vehicles and cycles and for the storage of bins has been provided within the site, surfaced and marked out in accordance with the approved details (as shown on drawing DPA-01 00). Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of the amenities of the locality and highway safety and having due regard to policies CS 16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

2012.