

Recommendation: **GRANT PERMISSION**

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)

Borough Design Guide SPD

Parking SPD

Housing SPD

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

No objection - condition as per plans

Traffic Management

No adverse comments

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: 6

Number of site notices: One

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 streetscene
- (iii) Impact upon residential amenity

- (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 subdivision of the property into two flats accords with the mixed form of housing provision within the immediate area. The existing building is large and in a state of disrepair and the subdivision will assist to create marketable units that will renovate the existing building.

The applicant has advised that the building was originally constructed as a butchers shop with a residential unit over and that the shop has been closed for well over 4 years and since then the whole property has been used as a residential dwelling. However, even if this were not the case, under current permitted development legislation, the unit could be converted from an A1 use to residential under permitted development as it is not within a defined local centre. The site is within a flood zone 1.

(ii) Impact upon the streetscene

It is not considered that the conversion to two flats will have any detrimental impact on the amenities of the street scene. Directly opposite the site is a flat development and the immediate locality is very mixed with flats, houses and some commercial units. 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 existing house to two flats will be detrimental to the amenities of the occupiers of the surrounding residential properties.

(iv) Highways implications

The Development Engineer expressed that the parking provision and turning on site was acceptable and should be conditioned.

(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 liable.

8 Conclusion

The application should be granted consent subject to the recommended conditions.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00834 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:

Design and Access Statement received 10 August 2016

Location Plan received 10 August 2016

Proposed Elevations drwg.no 1804/01/02 received 18 August 2016

Proposed Ground Floor Plan drwg.no 1804/01/02 received 18 August 2016
Proposed First Floor Plan drwg.no 1804/01/03 received 18 August 2016
Proposed Sire Plan drwg.no 1804/01/05 received 18 August 2016

Reason: - To ensure provision of a satisfactory development.

- 3 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use 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.

- 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.