
Site Address:	2 Greywell Road, Havant, PO9 5AL		
Proposal:	Proposed change of use from D1 to C3 dwelling to form 1No. 1 bed flat.		
Application No:	APP/15/01403	Expiry Date:	16/02/2016
Applicant:	Mr Smith	Team:	Team 2
	South Hampshire Properties		
Agent:	Mr Knight	Case Officer:	Daphney Haywood
	Knight Architectural Design		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises the upper floor of 2 Greywell Road, Havant, PO9 5ALt, which is situated within the District Centre of Leigh Park (The Greywell Centre). The Greywell centre is currently under going extensive refurbishment and development including the change of use of the upper floors to residential - many of which fall under the Prior Notification procedure.

2 Planning History

None relevant

3 Proposal

Proposed change of use from D1 to C3 dwelling to form 1No. 1 bed flat.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS15	(Flood and Coastal Erosion)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

LP3	(Leigh Park Mixed Use Allocations)
AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL3	(Town, District and Local Centres)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Development Engineer - Highways The Highway Authority has no adverse comment on this application

Traffic Management Team no adverse comments regarding this application.

Environmental Health 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: 16

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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) Ecology and CIL

(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. Policies CS9, and CS17 of the Core Strategy together with Policies AL1 and AL2 support residential development within the built up area and the need to provide small units to meet housing demand, which is also identified in the Annual Monitoring report The floor space being considered for change of use is less than 150 sq. m. however as the building has been vacant for longer than 36 months, the proposed works do not qualify as permitted development under class M of the 2015 General Permitted Development Order.

The application site is within Leigh Park shopping centre, close to public transport and employment, shops and services which is appropriate under policy CS9 of the Core Strategy; the proposal would also contribute towards the housing target in policy

CS9 and would provide an additional source of trade for the local shops.

(ii) Impact upon the streetscene

The current application does not involve any changes to the external appearance of the property.

(iii) Impact upon residential amenity

The adjoining floorspace is in residential use and the proposed conversion to residential would be consistent with this use and is not considered to result in detriment. The proposed flat is compact, however, it is similar in size to the adjacent flat and the limited size would not support a reason for refusal.

(iv) Ecology and CIL

From the 30th June 2014, the Council introduced the Solent Recreational Mitigation Project (SRMP). The SRMP was introduced with the advice of Natural England and they have advised that a contribution of £174 per dwelling will be required to mitigate against the effects of recreational disturbance on the Solent Special Protection Area (SPA). The required contribution and deed have been submitted.

Community Infrastructure Levy (CIL) is not normally payable where there is no net additional floor space. However, for a change of use, the floor space would need to have been occupied for at least six months in the last three years prior to planning permission being approved in order for it to be treated as exempt. At the time of receipt of application the floor space had not been used in the previous 36 months and it is therefore CIL liable.

8 Conclusion

The proposal is considered acceptable and approval is recommended.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01403

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed change of use KAD01ACOU

Reason: - To ensure provision of a satisfactory development.