
Site Address: 36 Park Parade, Havant, PO9 5AD
Proposal: Proposed change of use at first floor from D1 to C3 to form 1No. 2 bed flat with new door and window to entrance and new door to proposed second floor flat (subject of a separate prior approval application) with new metal access staircase to second floor.
Application No: APP/15/01402
Applicant: Mr Smith
Agent: Mr Knight
Ward: Battins
Expiry Date: 12/02/2016
Team: Team 2
Case Officer: Daphney Haywood
South Hampshire Properties
Knight Architectural Design

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises the upper floors of 36 Park Parade, Havant, 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 at first floor from D1 to C3 to form 1No. 2 bed flat with new door and window to entrance and new door to proposed second floor flat (subject of a separate prior approval application) with new metal access staircase to second floor.

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)
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

The Highway Authority has no adverse comment to this application. The Planning Authority should note that there is no new parking associated with this development.

Environmental Health no adverse comment

Traffic Management Team 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: 13

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 street scene
- (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 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 proposed external alterations would be to the rear and as such not prominent in the

street scene. The external metal stairway whilst of utilitarian design is in character with the development in the area and is not considered visually detrimental.

(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 external stairway is partly set within a small alcove and is off set from the neighbouring properties, and is considered to achieve an acceptable relationship.

(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 provided that it has been occupied for at least six months in the last three years. Until recently the property was occupied as storage for the cafe on the ground floor, and for in excess of 6 months. Therefore there is no CIL liability.

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/15/01402

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:

<RichAppPlanNos>

Reason: - To ensure provision of a satisfactory development.