

27 July 2015

My Ref : **109 LONDON ROAD**

PLANNING STATEMENT INCLUDING DESIGN & ACCESS STATEMENT

**PROPOSED CHANGE OF USE FROM GROUND FLOOR CLASS A1 (RETAIL)
INCLUDING CONVERSION TO PROVIDE TWO SELF-CONTAINED ONE BED
FLATS, ELEVATION CHANGES WITH AMENDED CAR PARKING LAYOUT FOR
A TOTAL OF 10 CARS, SECURE CYCLE STORAGE AND SECURE
REFUSE/RECYCLING STORAGE FACILITIES**

109 LONDON ROAD, COWPLAIN, WATERLOOVILLE, HANTS, PO8 8XJ

Introduction

The application property is 2 storey building under a hipped pitch roof which currently accommodates a ground floor double fronted retail unit specialising in aquatic sales of tropical fish. The forecourt to London Road has a depth of 9.9m excluding the London Road footway width of 3.9m. During shop trading hours the forecourt parking facilities have been reserved for shop customers. Located to the rear of the ground floor is a two bedroom self contained flat (Flat 1) with its pedestrian access from the common driveway.

The first floor comprises 3 self contained flats (Flat 2 - is a one bedroom flat and Flat 3 is a two bedroom flat both being accessed from the existing covered external staircase located to the side/front of the property. Flat 4 is a three bedroom flat which is accessed from side/rear steps and an internal staircase.

The rear area is hard surfaced and accommodates refuse storage facilities but not in an organised manner and the car park can accommodate a maximum of 7 car parking spaces. The current layout of the car park lacks any opportunity for the introduction of landscaping. The rear car park area is accessed by way of a single width drive between the side walls of No. 107 London Road and 109 London Road. The side and rear boundaries are mainly new 1.8m high timber fencing.

At present there is no provision for secure cycle storage.

Background to the proposed change of use and conversion of the building

The applicant has owned the property for approximately three years and as a result of the retail tenant not wishing to continue to trade by reason of its isolated position and poor

trade the owner has accepted that he is unlikely to secure another retail tenant. He is anxious to undertake improvements to the property and a conversion of the retail floorspace to provide 2 x one bedroom flats will mean that the property will be wholly in residential use and support a comprehensive improvement.

Planning decisions considered relevant to proposal

109d London Road - **92/54856/001** - Permission granted conditionally for change of use from office to residential.

109 London Road - **95/51931/001** - Permission granted conditionally for change of use of part Class B1 use to Class A1 storage.

109b London Road - **01/66374/000** - Permission granted conditionally for change of use from dentist surgery to one 2 bed and one 1 bed flat.

109c London Road - **03/67843/000** - Permission granted conditionally for change of use of ground floor rear office to residential flat.

109 - 111 London Road - **08/73191/000** - Permission refused on 16 December 2008 for demolition of existing structures and construction of 6 x 3 bed dwellings and 5 x 2 bed flats. The development did not include 109 London Road which was retained.

111 London Road - **APP/10/00594** - Permission granted conditionally on 31 January 2011 for demolition of existing dwelling and construction of 4 new dwellings. The approved site layout - Drawing AG-10-09-001 Rev A has been examined in the design study for the proposed extension to 109-109a London Road.

109-109a London Road - **APP/14/00823** - Permission refused for the construction of a rear extension providing an extended first floor creating 2 flats with car parking below and associated refuse and cycle store facilities. The owner resolved not to appeal against the decision.

Land to rear of 109-109a London Road - **APP/14/00439** - Planning permission granted for the construction of 4 x 3 bed houses on land to rear of this application property.

The planning application

The submitted Drawings No's 8362 - 10 and 8362 - 11 illustrate the conversion of the to be vacated retail floorspace to provide 2 x one bedroom self contained flats with pedestrian

access doors located on the side access leading to the rear parking and cycle/refuse/recycling storage.

As with the refused application **APP/14/00823** the applicant's proposal is to unify the external elevations of the existing property by applying a thru-colour render which is illustrated on Drawing No. 8362 - 11 and also as illustrated on the submitted photographs the visual presence of the building will be uplifted.

The proposal will involve the removal of the shopfront with its replacement with domestic scale windows matching those at first floor.

The opportunity will be taken as part of the proposal to visually enhance existing external enclosed stair located on the north side of the building. This enclosed stair is highly visible from London Road and the proposal is to introduce a sloping lead surfaced roof with the external walls being finished in thru-colour render to match the treatment proposed for the entire building.

Cycle storage is to be provided in a communal cycle shed located in the rear car park.

Refuse and recycling storage provision is to be provided in communal storage facilities.

Community Infrastructure Levy (CIL)

The CIL Additional Information Form has been completed and as required accompanies the submitted planning application.

The Solent Disturbance Mitigation SPA

The applicant acknowledges that this SPA will require agreement to make a financial contribution of £174 per dwelling and consequently the applicant would wish to make this payment under Section 111 when requested to do so by the LPA.

The Havant Borough Core Strategy - Adopted 11 March 2011

The following policies of the Core Strategy have been assessed as they are considered to have relevance to the submitted planning application:-

CS9 - Housing

CS16 - High Quality Design

CS17 - Concentration and Distribution of Development within the Urban Areas

CS20 - Transport and Access Strategy