

Planning Application Response of Planning Policy

Application No:	APP/15/00023
Site Address:	St Clares Court, St Clares Avenue, Havant PO9 4JF
Development:	Refurbishment of building to convert and upgrade existing accommodation of 44No. bedsits and flats to 31No. flats; alterations to fenestration on west elevation; and construction of a single storey extension to north east elevation to provide a mobility scooter store for 10 scooters
Case Officer:	R Nash
Comments by:	L Weaver
Date of Comments:	26 January 2015

Comments

The Local Plan now comprises the Core Strategy (2011) and the Allocations Plan (2014). It should be noted that Saved Policies are no longer relevant.

Housing: It is clear that this proposal will improve the quality of accommodation on offer and in particular provide private bathroom facilities for the residents. Currently 33 bedsits exist within the block that share communal bath facilities. 11 other flats currently exist in the block which have their own independent bath/shower facilities. The proposal will see the conversion of the overall block to provide 31 units, each with their own independent shower facilities.

I do not consider that this proposal represents a net loss in dwellings as in case law terms it could be argued that the existing bedsits are not independent due to their shared facilities. I am therefore satisfied that it is acceptable in policy terms and a positive step in terms of overall provision of quality homes.

The proposal is positive in relation to Policy CS16 High Quality Design.

Other: Other policies will also be relevant in determining more general matters associated with the proposal. Further advice from Planning Policy can be sought if required.

Policy Principle of Development: Approve