

Planning Application Response of Planning Policy

Application No:	APP/15/01324
Site Address:	73-77 Greywell Road, Havant
Development:	Change of use at first floor from Class A1 to C3 to form 1No. new flat.
Case Officer:	Mrs D Haywood
Comments by:	Gavin Stonham
Date of Comments:	15 ^h January 2016

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

Comments:

This application proposes conversion of the vacant first floor of No. 73-77 Greywell Road, Havant, previously in ancillary A1 retail use as a storage area for Woolworths, into one new flat (use class C3).

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. A change of use would involve internal works only, which should not have a visual impact on the amenity of the surrounding area.

The building's first floor does not form part of the primary retail frontage and is therefore not subject to the use and vacancy tests under policy AL3.3 of the Allocations Plan.

The proposal is for a single dwelling so there is no need for a contribution towards affordable housing under policy CS9.

The Council's Residential Car Parking and Cycle Provision SPD requires one car parking space and one cycle loop/hoop to be provided per residential unit. The applicant has not submitted plans of parking to be provided, however due to the building's highly accessible location and the difficulty of providing additional car parking close to the site, I would advise that this would not be necessary.

Community Infrastructure Levy (CIL) is not normally payable on 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.

A Solent Recreation Mitigation Project (SRMP) contribution is also payable at a rate of £172 per dwelling (plus administration and monitoring charges) in accordance with policy DM24. This will need to be satisfied prior to the commencement of development to comply with the Habitat Regulations.

Principle of development:

No objections.