
Site Address:	37 London Road, Cowplain, Waterloooville, PO8 8DF		
Proposal:	Conversion of the first floor of a commercial unit into 1No. 2 bed flat.		
Application No:	APP/15/00631	Expiry Date:	05/08/2015
Applicant:	Mr Stileman	Team:	Team 2
Agent:	Miss Barratt	Case Officer:	Rachael McMurray
	PWP Architects		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site lies on the western side of London Road, within the secondary frontage of Cowplain District Centre as identified in the Local Plan (Allocations), and is a traditional brick, tile hanging and slate roof, two storey semi-detached building. It is sited on the corner with Park Lane, which provides the access to the Lidl car park directly to the south. The front elevation has a mansard style roof above the shop front and the front ground floor commercial half of the building is in use as the Co-Op funeral directors. The side elevation of the building that abuts the pavement comprises a two storey flat roof area before dropping to a single storey rear flat roofed extension. Recessed back from the side elevation is a further two storey rear projection with pitched roof, forming the original gable ended rear projection, symmetrical with the other half of the semi detached building. The rear ground floor and first floor is currently vacant - formerly a dental surgery.

The site has a long rear 'yard' fronting the car park entrance and this area is tarmaced with space for car parking and deliveries. This rear yard and site is higher than the adjacent car park. There is a double row of 1.8m high close boarded fence running along the southern boundary that encloses a steep concrete embankment.

2 Planning History

APP/14/00382 - Extension and conversion of first floor and part of ground floor to create 2no. 1 bed flats. Permitted - 1 May 2014.

APP/13/01239 - display of various signs Advert Consent 29 Jan 2014

08/72839/000 - 37 - 39: Demolition & erection of 8 nos residential units & 2 retail units - Withdrawn

3 Proposal

Conversion of the first floor commercial unit to a 2no. bedroom residential flat. The first floor space was formerly used as a dentist but is currently vacant. Two parking spaces for the flat would be provided at the rear of the site. Cycle storage would be provided within a lockable store. The entrance would be through the existing entrance at the side of the building.

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

AL1	(Presumption in Favour of Sustainable Development)
AL3	(Town, District and Local Centres)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways:

No objections

Environmental Health Manager, Community Group:

No response received.

Economic Development - Retail and Town Centres:

No objections

Economic Development - Commercial and Housing:

No objections

Crime Prevention -Minor Apps:

No response received

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

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) Residential amenity

- (iii) Parking
- (iv) Cycle storage & bins
- (v) Developer contributions

(i) Principle of development

The site lies within the defined urban area and as such the principle of further development is acceptable subject to other development control criteria. The NPPF encourages bringing back into use empty houses and buildings for residential purposes where appropriate. The site falls within a secondary shopping area but the proposals relate principally to the first floor and do not affect the ground floor retail unit which would be retained. The location is considered sustainable, within the shopping area and with a main bus route on the London Road. The provision of first floor residential accommodation is acceptable in principle and commensurate with others in the wider locality.

(ii) Residential amenity

The first floor of the adjacent unit, number 39, does not appear to be in residential use, but within the wider area there are flats above shops. The proposed use would not have a detrimental affect on the amenity of adjacent occupiers and similarly it is an appropriate location for future residents.

(iii) Parking

The site has a long rear yard and can readily accommodate two parking spaces within the site which meets the Council's adopted parking standards.

(iv) Cycle storage & bins

The plans indicate that this would be contained internally within the entrance area at ground floor level. This area is currently two cupboards but would be opened up to form the store for bikes and bins.

(v) Developer contributions

The proposal is not CIL liable as the property has been occupied for 6 months within the last 36 months and there will be no increase in floorspace. It is also liable for a contribution towards the SDMP (Solent Disturbance Mitigation Project) of £172 plus an admin and monitoring fee. The relevant paperwork for this has been returned and completed. The proposal therefore accords with Policy CS21 (Developer Contributions).

8 Conclusion

The application is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00631 subject to the following conditions

1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The development shall not be brought into use until a minimum of two parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Site location plan - DN:1100

Existing floor plans - DN: 1200

Proposed floor plans - DN: 1201

Existing / proposed elevations - DN: 1301 Rev C

Reason: - To ensure provision of a satisfactory development.