
Site Address:	4B Fernwood House, 45-47 London Road, Cowplain, Waterlooville, PO8 8DH		
Proposal:	Erection of second floor extension to provide 4No. apartments comprising of 1No. 3 bed, 2No. 2 bed and 1No. 1 bed apartment and external alterations to first floor.		
Application No:	APP/14/00338	Expiry Date:	23/05/2014
Applicant:		Team:	Team 2
Agent:	Mrs Pflieger	Case Officer:	Daphney Haywood
	Pegasus Planning Group		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

Fernwood House comprises a 1960's two-storey flat roofed building situated on the corner of London Road and Kings Road within the Cowplain District Centre. The ground floor comprises of 2 restaurants. To the rear of the site is parking for 17 cars, beyond which lies a large public car park. On the opposite side of Kings Road is a dental practise with what appears to be commercial above. To the south and fronting London Road a cafe and A2 use with residential above which are accessed off a decked area to the rear.

2 Planning History

09/73432/001

Conversion of existing first floor office space into 2No. 1 bed flats and 1No.2 bed flat with parking, cycle storage and bins. Permission 06/05/09- lapsed

08/73432/001

Conversion of existing first floor office space into 2No. 1 bed flats and 1No.2 bed flat with parking, cycle storage and bins. Refused 18/12/08.

09/73432/002

Change of use of ground floor and first floor from music school (Class D1) to offices (Class B1).Permit

APP/14/00336 Prior notification for change of use from class B1(a) office use to C3 residential use. Permitted Development subject to prior approval issued 22/05/2014

3 Proposal

Erection of second floor extension to provide 4 No. apartments comprising of 1No. 3 bed, 2No. 2 bed and 1No. 1 bed apartment and external alterations to first floor. The first floor alterations relate to the prior approval application for the 4 units proposed under APP/14/00336 (change of use from class B1(a) office use to C3 residential) and comprise the removal of the existing glazing and paneling and replacement with brick walling consistent with that on the adjoining building. The proposed second floor would slightly set in and be finished with aluminium cladding

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS6	(Regeneration of the Borough)
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

FAO Access Officer, Community Group No adverse comments

Building Control, (Fire Access Consultation) recommend consultation with Hampshire Fire and rescue. Issues of means of escape in terms of smoke ventilation of common corridors and rooms not containing any openings (study). Travel distances not checked. Unclear of bin storage details.

Hampshire Fire and rescue. No comments to make

Development Engineer No objection subject to cycle parking

Waste Services Manager No comments received

Crime Prevention -Minor Apps- No comments received

Public Spaces Development Manager- No comments received

Traffic Management Team- No comments received

Environmental Health Manager, No comments received regarding this application but in respect to the Prior approval more information was requested regarding insulation between flats and ground floor commercial and respect to road noise.

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: 23

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: Concerned about parking. Currently cars park on the double yellow lines in

Kings Road and this will get worse. Where will builders park.

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 on the character of the area and the street scene
- (iii) Residential amenity
- (iv) Transport and highway considerations

(i) Principle of development

7.2 The site lies within the built up area where the provision of residential development is acceptable in principle subject to development control considerations.

(ii) Impact on the character of the area and the street scene

7.3 The site lies within the Cowplain District Centre which is characterised by a mix of properties. Ground floors are mainly occupied by A class uses, with commercial and residential above. The proposal would form a modern 3 storey building of a similar character to that of the nearby Sylvester House and the Medical Centre, leading to an overall enhancement of the building to the benefit of the street scene and the appearance of the area.

(iii) Residential amenity

7.4 The main impact would be on the first flats above 1 to 3 Fernwood House and the properties on the opposite side of Kings Road. In respect to the flats the proposed second floor would extend beyond the rear of these by a significant depth, and there would therefore be some impact to the rear elevation of these properties, which comprise a decked area providing front doors and kitchen windows. The proposed second floor is to be aluminium cladding to reflect light and would be slightly stepped in. Additionally the rear of the flats is generally open in form allowing a high level of light to the area and the proposed flats would be located to the north. Given these site specifics including the location within a built up commercial area it is considered that the proposed impacts are acceptable. In respect to the properties opposite in Kings Road the separation across the road is such that the formation of an additional floor would not result in unacceptable loss of light, outlook or privacy to these nearby properties.

7.5 In respect to the proposed dwellings, the layout is a little contrived as a result of the form of the existing building, and 2 of the proposed flats have internal studies. These rooms are small and not of an appropriate size for a bedroom and therefore the absence of natural day light is not considered to justify refusal. The proposed units are considered to be of a satisfactory size and layout, and provide a variety of dwelling sizes. The property is served by a car park to the rear and this is owned by the applicant. In order to ensure the provision of parking for the proposed flats a condition requiring the provision of 4 car parking spaces - one per dwelling is recommended.

7.6 Environmental Health have identified a need for sound proofing in respect to the conversion of the existing flats, and conditions requiring this for the proposed

application are recommended to safeguard the amenities of the proposed dwellings

(iv) Transport and highway considerations

- 7.7 The site occupies a sustainable location which is well served by public transport. The existing car park provides 17 spaces for the property as a whole. At present the car park serves (on a non allocation basis) the existing 3 neighbouring flats as well as the commercial floorspace immediately below (which is subject of a separate prior notification application for change of use to 4 flats) and the ground floor commercial floorspace. The provision of one space per proposed flat would leave 13 spaces for the remainder of the development. Furthermore, the site is located in a highly sustainable location where future residents would be within very close walking distance of a range of facilities within and adjoining the District Centre, as well as a regular bus service . Additionally, there is a large public car park to the rear (west) of the District Centre as well as on street car parking to the front of the District Centre, providing additional car parking opportunities for visitors to future residents.
- 7.8 Subject to the provision of one parking space per dwelling and facilities for cycle and refuse storage this aspect is considered acceptable.

8 Conclusion

- 8.1 It is considered that the scheme which is CIL liable is acceptable subject to planning conditions

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00338

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 Construction of the building(s) hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the provision of sample panels of the external facing materials and colour of mortar to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The development shall not be brought into use until space for the loading, unloading and parking of 4 vehicles and 8 cycles has been provided within the

site, surfaced and marked out in accordance with details to be agreed in writing with the Local Planning Authority. Such areas shall thereafter be retained and used solely for those 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.

- 4 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16, DM10 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 No development hereby permitted shall commence until a scheme for protecting the proposed dwellings from noise from London Road has been submitted to and approved in writing by the Local Planning Authority. Those dwellings shall not be brought into use until the implementation of all works forming part of such approved noise protection scheme has been completed in full accordance with all detailed components of such scheme.

Reason: To safeguard the amenities of occupiers in those dwellings and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM18 of the Havant Borough Publication Local Plan (Allocations) and the National Planning Policy Framework 2012

- 7 The development hereby permitted shall not be commenced until an Interim Certificate of Compliance with the Code for Sustainable Homes has been submitted to and approved in writing by the Local Planning Authority. The Certificate shall demonstrate that the development will attain a minimum standard of Level 3 in accordance with the Code. The development shall be carried out only in accordance with the details the subject of the Certificate.

Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Site Plan drawing Nos M0329_01-1
block Plan drawing Nos M0329_08-1
Car parking Plan drawing Nos M0329_11-1
Existing First floor drawing Nos M0329_02-1
Proposed first floor drawing Nos M0329_09-1
Proposed second floor drawing Nos M0329_10-1
Existing elevation drawings Nos M0329_04-1
Proposed elevations drawings Nos M0329_6-1 and M0329_07-1

Reason: - To ensure provision of a satisfactory development.