
Site Address: St Clares Court, St Clares Avenue, Havant
Proposal: 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.
Application No: APP/15/00023
Applicant: Mr Harvey
Agent: Mr Parker
Ward: Parker Torrington
Warren Park

Expiry Date: 06/03/2015
Team: Team 2
Case Officer: Richard Nash

Recommendation: **GRANT PERMISSION**

1 Site Description

The site comprises a three storey block of Portsmouth City Council operated sheltered housing, providing accommodation for the elderly and vulnerable. The building comprises 44 existing units of accommodation of various types with various surfacing and boundary treatments to its grounds. The area is predominantly residential in character and a large area of open amenity space lies to the north of the site.

2 Planning History

None.

3 Proposal

The current application proposes the refurbishment of the principal building on site to convert and upgrade the existing accommodation of 44 bedsits and flats to 31 flats, alterations to fenestration on the west elevation and construction of a single storey extension to the north east elevation to provide a mobility scooter store for 10 scooters.

The Applicant explains that 33 existing 'Bed Sit' units incorporate 1 bedroom and have shared communal bathing facilities elsewhere in the block. All other units have their own bathing facilities. The premises are now 40 years old and this type of accommodation is outdated and inefficiently laid out, with little thought to accessibility. All units are to be upgraded with modern wet rooms in lieu of bathrooms, new kitchens, modern gas central heating and hot water services, with inefficient layouts altered to better suit the demand for different accommodation sizes. Due to the cramped nature of the existing units, some are to be combined to form modern standards of accommodation. It is not deemed necessary to make any communal internal alterations to the building but an extension to provide a scooter store is proposed.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS9 (Housing)
DM10 (Pollution)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer: No Adverse Comments.

Environmental Health Manager: No objection subject to conditions:

Condition 1: Noise from construction works

No works or ancillary operations associated with the construction of the development which is audible at the site boundary or at such other place as may be agreed with the Local Planning Authority, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times Monday to Friday: 8.00 – 18.00 Saturday: 8:00 – 13.00 Unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: To protect the occupants of nearby residential properties from noise and vibration nuisance.

Condition 2: Dust suppression method/s to be used at the proposed site

The commencement of the development shall not take place until a programme for the suppression of dust during the construction of the development has been submitted to and approved in writing by the Local Planning Authority. The measures approved shall be employed throughout the period of construction unless any variation has been approved by the Local Planning Authority.

Reason: In the interests of residential amenity.

Condition 3: Waste disposal

During the demolition, site clearance and construction phases of the development, no bonfires whatsoever shall be allowed on the site.

Reason: To protect the amenity of nearby residential properties.

Condition 4: Lighting scheme

No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include, Location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To protect the occupants of nearby properties from light disturbance/pollution.

Crime Prevention: None received.

Planning Policy: Do not consider that proposal represents a net loss in dwellings as in case law terms it could be argued that existing bedsits are not independent, due to their shared facilities. Therefore satisfied that proposal is acceptable in policy terms and a positive step in terms of overall provision of quality homes.

NB: Further advice sought as to whether creation of 'new dwellings' should be liable to CIL and SDMP contributions, given there would be no increase in floor space and a potential decrease in actual occupiers. Policy view is that neither contribution will apply in these particular instances.

Housing: Block is currently owned and managed by Portsmouth City Council and provides 100% affordable housing for its residents. It is envisaged that these tenure arrangements will continue once the improvements (if granted) are undertaken. In the wider context these changes will provide 'fit for purpose' accommodation that will meet the needs of the client group that they are intended for i.e. the elderly and vulnerable

A Bundy for HADAG: Detailed comments on appropriate of internal layouts in terms of accessibility.

Officer comment: These are matters normally dealt with under the Building Regulations.

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: 71

Number of site notices: 3

Statutory advertisement: Not applicable.

Number of representations received: None.

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) Impact upon the application site and locality
- (iii) Impact upon neighbouring amenity

(i) Principle of development

The proposal utilises an existing building to upgrade existing accommodation and provide an additional 20 new 'separate' residential units within the urban area. The development would therefore be acceptable in principle.

(ii) Impact upon the application site and locality

In terms of the external appearance of the existing building, the proposed works would have a negligible impact. Changes to fenestration are proposed but in the context of the size of the building and the number of windows it contains, this is unlikely to be particularly noticeable. The proposed scooter store extension would be of a modest scale within the context of the site and building. Although not well screened, views of the extension would mostly be with the main building as a backdrop and a good degree of good quality external amenity space would be retained. It is therefore considered that the proposal would not have a detrimental impact on the character and appearance of the application site and locality.

(iii) Impact upon residential amenity

For similar reasons to those stated above, it is considered that the actual works comprised in the proposal would not have a detrimental impact on the amenities of occupiers of neighbouring properties. Given the relatively high density of dwellings in the locality, there is potential for impact on amenities during the construction phase. However, it is considered that this could be restricted to an appropriate degree by way of planning conditions.

8 Conclusion

The proposed refurbishment of the building to convert and upgrade the existing accommodation of 44 bedsits and flats to 31 flats, alterations to fenestration on the east and west elevations and construction of a single storey extension to the south elevation to provide a mobility scooter store for 10 scooters would be acceptable in principle. Furthermore, the proposal would not have a detrimental impact on the character and appearance of the application site and locality or on the amenities of occupiers of neighbouring properties. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00023, 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 external materials to be used shall match in type, colour and texture those on the existing building.
Reason: In the interests of the amenities of the area 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 hereby permitted shall be carried out in accordance with the following approved plans:

PTL 1850/01 (Location Plan)
PTL 1850/02 (Site Plan)
PTL 1850/06 (Proposed Ground Floor Plan)
PTL 1850/07 (Proposed First Floor Plan)
PTL 1850/08 (Proposed Second Floor Plan)
PTL 1850/08 (Proposed West Elevation)
PTL 1850/10 (Mobility Scooter Store Details)
Reason: - To ensure provision of a satisfactory development.
- 4 **No works or ancillary operations associated with the construction of the development which is audible at the site boundary or at such other place as may be agreed with the Local Planning Authority, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times Monday to Friday: 8.00 – 18.00 Saturday: 8:00 – 13.00 Unless in association with an emergency or with the prior written approval of the Local Planning Authority.**

Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring properties 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.

- 5 The commencement of the development shall not take place until a programme for the suppression of dust during the construction of the development has been submitted to and approved in writing by the Local Planning Authority. The measures approved shall be employed throughout the period of construction unless any variation has been approved by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring properties 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 During the demolition, site clearance and construction phases of the development, no bonfires whatsoever shall be allowed on the site.

Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring properties 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.

- 7 No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include, Location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring properties 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.