
Site Address:	37 London Road, Cowplain, Waterloooville, PO8 8DF		
Proposal:	Extension and conversion of first floor and part ground floor to create 2No. 1 bed flats.		
Application No:	APP/14/00380	Expiry Date:	26/06/2014
Applicant:	Ms Herbert	Team:	Team 2
	Southern Co-operative		
Agent:	Miss A Hardy	Case Officer:	Tina Pickup
	PWP Architects Ltd		
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 emerging 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/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- Withdrawn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

The proposal involves a first floor flat roofed extension above the existing single storey flat roofed area, infilling the recess. This would enable the resultant enlarged internal space to be converted to 2 nos. 1 bed apartments: each would have their own front door (by inserting an additional door in the side elevation). One would be at first floor level in the front half of the site, whilst the other would be to the rear having its bathroom on the ground floor with the living accommodation above.

A bin store and cycle store is proposed within the existing double fence line, accessed from Park Lane.

Two existing first floor windows in the side elevation would be bricked up and a third would be reduced in size. The rear extension would include a window in the side elevation.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS4	()
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) October 2013

AL1, AL3,

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

TC7

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Waste Services Manager

Crime Prevention - A ground floor bathroom is shown, the room itself has three windows. Venting the bathroom using these windows will increase the vulnerability of the dwelling to crime, therefore, to reduce the opportunities for crime I recommend that mechanical ventilation is provided

Building Control, (Fire Access Consultation) - Spiral staircase needs further discussions re building regs

Development Engineer - [no adverse comment subject to provision, retention and maintenance of one parking space and cycle facilities for each property](#)

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: 8

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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) Design of extension in street scene
- (iii) Residential amenity
- (iv) Parking
- (v) Cycle storage & bins
- (vi) Crime prevention issues
- (vii) CIL

(i) Principle of development

7.2 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) Design of extension in street scene

7.3 The proposal includes a flat roofed addition at first floor. Whilst this is not normally encouraged in this instance it would result in a continuation of the existing side facade and the plans indicate the repetition of the top soldier course to match existing. A pitched roof above this would be overly high and dominant and in the circumstances a flat roof is considered the better design solution. Being on the side the flat element would not be visible from the main London Road, although it would from the adjacent car park. The site on the opposite corner, nos 3, has a similar two storey flat roof rear extension and from within the car park the skyline is dominated by the flat roof of the rear of Lidl. Therefore the visual appearance of the proposed extension is considered acceptable within its context.

(iii) Residential amenity

7.4 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.

(iv) Parking

7.5 The site has a long rear yard and can readily accommodate a parking space for each flat - these are shown on the submitted plans.

(v) Cycle storage & bins

- 7.6 The plans indicate the use of the area between the existing close boarded fence for bike and bin storage. Because this land slopes steeply it will be necessary to dig it out to make it level and useable and accessible from Park Lane. The amended plans annotate this provision.

(vi) Crime prevention issues

- 7.7 The comments of the crime prevention officer were discussed with the agent who noted that the existing internal security bars on the ground floor windows would remain. The frames would also be upgraded to new UPVC frames with improved security and hence they wish to retain the windows as proposed. There is no planning objection to this.

(vii) CIL Liability

- 7.8 The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20th February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. Because the property has been occupied for 6 months within the last 36 months, the levy is limited to net additions of floorspace. The levy is charged at £80 per square metre on new floorspace (measured as gross internal area).
- 7.9 The agent has completed the CIL planning form and confirmed that the net additional gross internal floor space will be 7.4 sqm and as such this will require a CIL payment of £592.00. The applicant has been advised of this sum and a liability notice must be sent out with any planning consent.

8 Conclusion

- 8.1 The proposed small extension enabling the conversion to two residential units is considered acceptable in this sustainable location. There would be no adverse impact on the street scene or adjacent amenity, therefore it is recommended to grant permission, subject to conditions and the appropriate CIL liability notice.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00380

(A)

(B) 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 shall not be brought into use until a minimum of 1 parking space for each flat hereby approved has 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.

- 4 The flats hereby permitted shall not be occupied until the bin store and cycle store shown on drawing No/s 1202 Rev A has been adequately levelled and provided in accordance with those plans, and thereafter retained and used solely for those purposes. Any variation to the approved layout shall first be agreed in writing with the Local Planning Authority.

Reason: To ensure the development is completed satisfactorily in all respects and in accordance with approved plans.

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

Location & Block plan Drawing nos 1101
Existing plans Drawing nos 1201 rev A
Existing Elevations Drawing nos 1301 rev A
Existing Sections Drawing nos 1401 rev A
Roof plans - Existing & Proposed Drawing nos 1204
Proposed Plans Drawing nos 1202 rev A
Proposed Elevations Drawing nos 1302 rev A
Proposed Sections Drawing nos 1402 rev A

Reason: - To ensure provision of a satisfactory development.