
Site Address: 31 London Road, Widley, Waterlooville, PO7 5AS
Proposal: Partial change of use to ground floor with a single storey extension to form a one bed flat.
Application No: APP/13/00627
Applicant: Mr H Pead
Agent: Mr D Treagus
Ward: Purbrook

Expiry Date: 24/09/2013
Team: Team 1
Case Officer: Sally Smith

Derek Treagus Associates

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site involves the ground floor shop and the rear yard at this address. The front part is in use as a shop which is a permitted change from Class A2. The change of inserting a kitchen and WC has already been undertaken but these internal changes to the front unit do not in themselves require planning permission as they still serve the shop use.
- 1.2 At the rear is a garage that has been blocked up - which gains access from Lily Avenue. There is also a pedestrian gate from the rear access.
- 1.3 There are retail units on either side and on the north side is a concrete area up to the common boundary used for parking and access to the adjacent units and flats above.

2 Planning History

09/58886/010 - C/U A2 and B1 to A3/A5 - Refused
07/58886/009 - C/U A1 to A2/B1 Permit 17/7/07

3 Proposal

- 3.1 The proposal is to change the rear part of the retail premises used as a kitchen, wc and store to residential and to extend to the rear to provide a one bedroom unit. It has been confirmed that the garage will be opened up again to provide a parking space. It has also been confirmed that the rear yard will be the amenity area for the flat.

4 Policy Considerations

National Policies
NPPF 12

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)
CS4 (
CS9 (Housing)
DM13 (Car and Cycle Parking on Residential Development)
DM2 (Protection of Existing Community Facilities and Shops)

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

5 Statutory and Non Statutory Consultations

Building Control, (Fire Access Consultation) - Fire Brigade access to proposed flat will not comply with Requirement B5 of Building Regs due to inadequate access. (Agent has been advised by email and has confirmed they will adopt a sprinkler system and has replied confirming that this will be installed.)

Development Engineer - No adverse comments

Regeneration & Development - No response

Environmental Health Manager, Community Group - Condition re hours of work for noisy aspects of construction requested.

Crime Prevention -Minor Apps - No response

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: One

Statutory advertisement: Not applicable.

Number of representations received: None

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) Acceptability of Residential Environment
- (iii) Effect on External Appearance
- (iv) Effect on neighbouring properties
- (x) Parking Implications

(i) Principle of development

7.2 The site is within Widley local centre and therefore subject to policies CS4 and Saved Policy TC1. The aim of the policy for local centres is to provide day to day shopping needs for local residents. The changes retain the front retail units and its actual

floorspace for customer sales has only been reduced by the insertion of the kitchen/wc. Indeed the frontage is probably a better facility for the public than the previous A2 use.

- 7.3 In view of the retention of the frontage unit it is not considered that changing the rear part that supported the frontage is contrary to policy DM2 for the protection of shops.
- 7.4 With respect to the housing proposal, an additional unit is provided, which will contribute to the stock in the locality and would accord with CS9 Housing.

(ii) Acceptability of Residential Environment

- 7.5 The rear area will provide an amenity area of reasonable size and access to the living area will be provided off this area. Access to the flat will be from the rear access way which is of a satisfactory width although it could do with some tidying and weeding. (The applicant has said he is negotiating a pedestrian gate from his neighbour's rear area to the north which will be preferable but it is not a formal part of the application)
- 7.6 Environmental Health has requested a condition to prevent disturbance outside the working day from the development when undertaken. The proposal will accord with policy DM10 therefore in this respect.

(iii) Effect on External Appearance

- 7.6 The proposed extension will not effect the public realm. It is a simple single storey extension that will be private to the site and extend the existing flat roofed extension at the rear. The main building has a flat roofed parapet design and this flat roofed design will accord with the existing property. The proposal is considered to accord with CS16 in this respect.

(iv) Effect on neighbouring properties

- 7.7 There is a high fence on the boundary with the property to the north so it is not considered that the extension will have a detrimental effect. To the south the neighbour has a conservatory of similar depth with clear glazing in the side that overlooks the existing yard. However the extension is proposed so that it is stepped in off the boundary. It is considered that the relationship with neighbours is acceptable and accords with policy CS16.

(x) Parking Implications

- 7.8 Currently on site there is no parking provision and there was no condition requiring provision on the 2009 permission. The garage on site, that has been blocked up, is to be made available again and so a space will be provided for the flat - although it is an awkward access at the rear. The proposal will therefore accord with policy DM13. The Development engineer has no adverse comments. It should be noted that there is a service road with parking bays at the front which is able to serve the shop.

8 Conclusion

- 8.1 It is considered that the proposal is acceptable. It is CIL liable for £848.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00627 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, unless agreed otherwise in writing by the Local Planning Authority.
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 the space for the loading, unloading and parking of vehicles has been provided within the site in accordance with the approved details. The area 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 works or ancillary operations associated with the demolition / clearance / construction of the development which is audible at the site boundary shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the times of 0800 and 1800 hours Monday to Friday and 0800 and 1300 on Saturday unless in association with an emergency or with the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of occupiers of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Application form
Plan 13.197.01
Emails from Derek Treagus dated 17th and 19th September 2013.

Reason: - To ensure provision of a satisfactory development.