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Site Address: Tweed Court, Dunsbury Way, Havant  
Proposal: Conversion and alteration of existing sheltered bedsits and flats to provide 29No. 1 bed sheltered flats and 2No. 2 bed sheltered flats (from 44No. bedsits and flats) and replacement of 6No. windows.  
Application No: APP/13/01278                      Expiry Date: 21/03/2014  
Applicant: Mr Harvey                              Team: Team 2  
                 Portsmouth City Council  
Agent: Mr Parker                                  Case Officer: Daphney Haywood  
                 Parker Torrington  
Ward: Battins

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The site consists of a three storey block of flats located on the roundabout of Dunsbury Way and Purbrook Way. The block consists of two elongated sections stretching from north to south and are interconnected by a east to west section. The block of flats has a flat roof and is brick built with white cladded sections.
- 1.2 To the north is a car park with the entrance leading onto Dunsbury Way. to the south west of the car park is a garage. To the north and west of the car park is a pedestrian footpath with 1.8m fencing forming the boundary treatment.
- 1.3 To the north, beyond the footpath is a grass verge and the side elevation of an end of terrace dwelling, a 1.8m fence forms the boundary.
- 1.4 To the west of the car park is an area of open space, which lies adjacent to residential dwellings and the curvature of Blackdown Crescent.

## **2 Planning History**

APP/11/01845 Construction of a single storey garage to house mobility scooters.  
(Revised application.) Permit 2012

## **3 Proposal**

Conversion and alteration of existing sheltered bedsits and flats to provide 29No. 1 bed sheltered flats and 2No. 2 bed sheltered flats (from 44No. bedsits and flats) and replacement of 6No. windows.

## **4 Policy Considerations**

### National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

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

## **5 Statutory and Non Statutory Consultations**

### **Planning Policy**

It is clear that this proposal will improve the quality of accommodation on offer and in particular provide private bathroom facilities for the residents. Currently 33 bedsits exist within the block that share communal bath facilities. 11 other flats currently exist in the block that do have their own independent bath/shower facilities. The proposal we see the conversion of the overall block to provide 31 units, each with their own independent shower facilities.

I do not consider that this proposal represents a net loss in dwellings as in case law terms it could be argued that the existing bedsits are not independent due to their shared facilities. I am therefore satisfied that it is acceptable in policy terms and a positive step in terms of overall provision of quality homes.

The proposal is positive in relation to policy CS16.

No objection.

Housing No comments received

Environmental Health Manager, Community Group no adverse comments to add to this application

Development Engineer - No adverse comments

## **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: 93

Number of site notices: one

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) Effect on neighbours
- (iii) Effect on the streetscene

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria. The proposal will improve the quality of accommodation on offer and in particular provide private bathroom facilities for the residents. Currently 33 bedsits exist within the block that share communal bath facilities. 11 other flats currently exist in the block that do have their own independent bath/shower facilities. The proposal will see the conversion of the overall block to provide 31 units, each with their own independent shower facilities and as such is not considered to represent a net loss in dwellings as in case law terms it could be argued that the existing bedsits are not independent due to their shared facilities. As the accommodation is for sheltered units there is no Affordable housing requirement.

(ii) Effect on neighbours

7.3 The proposed replacement windows would face onto Dunsbury Way and will not result in detriment to neighbouring properties.

7.4 The design of the replacement windows would be in keeping with the design of the building and the works are not considered to result in visual detriment.

## 8 Conclusion

8.1 The nature, scale and design of the proposed works is unlikely to lead to an adverse impact to the immediate residential neighbours or the character of the streetscene.

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## 9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01278

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

Location plan PTL1775/01  
Site Plan PTL 1775/02

Existing plans and elevations PTL1775/03, 04, 05  
Proposed floor plans PTL 1775/06,07,08  
Proposed elevations PTL1775//09  
Design and Access Statement  
Flood Risk Assessment

**Reason:** - To ensure provision of a satisfactory development.