
Site Address: The Leopard Public House, 31 London Road, Purbrook,
Waterlooville, PO7 5LG

Proposal: Conversion of former managers flat to two self contained flats with
construction of external staircase and entrance canopy.

Application No: APP/14/00063 Expiry Date: 26/03/2014

Applicant: Goodwill Homes Ltd Team: Team 1

Agent: Mr Holmes Case Officer: Heather Lealan

 Tanner & Tilley Planning Ltd

Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a two storey detached public house which is currently vacant and being converted to a Morrisons convenience store under Permitted Development rights. To the north and west is a group TPO, within this is a large Horse Chestnut which is located in close proximity to the western boundary and overhangs the boundary. To the west is a single storey section. To the south is an outbuilding. The level at the site decreases from west to east and from north to south.
- 1.2 To the east is a car parking area and beyond this the highway. To the west is a three storey block of flats (with the large Horse Chestnut located between). Due to the change in level the flats are sited at a higher elevation, where it is possible to look down over the rear garden section of the application site. A 1.5m fence forms the boundary. To the south is a two storey building with a single storey section that forms the shared boundary with the application site.

2 Planning History

07/55322/001

Smoking Shelter to the north elevation.

Permitted. 13/11/2007

APP/13/01045

Construction of single storey side and rear extensions - Permitted and currently under construction

3 Proposal

Conversion of former managers flat to two self contained flats with construction of external staircase and entrance canopy.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

CS9 (Housing)
DM10 (Pollution)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Arboriculturalist -

No concerns so long as existing hardstanding is not being replaced

Comment - Email from planning agent of 13 February confirms that the existing hardstanding is to remain.

Environmental Health Manager-

I have read the enclosed documentation provided by the applicant and can comment as follows: This office has no objection to the conversion of one flat into two, but has reservations as to the potential for noise, dust and bonfires affecting neighbouring residential occupants.

Comment - This is an environmental consideration and control would be through EH and so the conditions do not need to be applied and as such would not meet the relevant tests of the Planning Practice Guidance which supports the NPPF

Development Engineer-

I have no adverse comment to this application

Crime Prevention -

The proposal creates a building with multiple occupants, to provide for the safety and security of the residents I recommend:

1. The communal access door is certificated to PAS24 standard
2. The individual flat front doors are certificated to PAS24 standard
3. An audio visual access control system should be installed

Some consideration should be given to relocating the cycle / bin storage from beneath the stairs into the private amenity space.

Comment - These are management issues to be considered by the applicant.

Building Control -

It is unclear from the plans whether adequate fire access and MOE is provided. Detail should be requested to show how this will be achieved.

Comment - The planning application cannot be refused on these grounds. However an informative should be added to any consent to this regard. A minor amendment/ revised application maybe required if the current proposal does not meet BC standards.

Southern Water -

A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could

be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

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: 24

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) Effect on neighbours
- (iii) Effect on the character of the existing building and the streetscene
- (iv) Effect on trees

(i) Principle of development

7.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria. The former public house is currently in the process of being converted into a Morrisons convenience store and therefore the residential use, as now proposed to be unconnected to the ground floor use, is acceptable in principle with regard to the mix of uses operating within the site.

(ii) Effect on neighbours

7.3 It is not considered that the intensification of the residential accommodation from one flat to two will cause detriment to the surrounding residential properties, as the closest residential properties to the north and west of the site are larger flatted developments.

7.4 The proposed new external staircase and entrance canopy are the only external changes to the building and it is considered that there is sufficient separation distance from these elements of the scheme and the flats to the west and north; so that an unacceptable level of detrimental impact will not be created in regard to the amenities

of the occupiers of these dwellings.

(iii) Effect on the character of the existing building and the streetscene

- 7.5 The external changes are located to the northern side of the building and are minor in nature and it is considered that these alterations will not be detrimental to the visual amenities of the streetscene.

(iv) Effect on trees

- 7.6 The Arboricultural Officer has not highlighted a cause for concern as the existing hardstanding to the north of the building will be utilised for the required car parking and therefore there will be no ground works within the RPA's of the adjacent TPO'd trees.

8 Conclusion

- 8.1 The scheme is unlikely to result in an un-neighbourly or visually intrusive form of development. The principle of unrelated residential use is acceptable as the former pub is currently being converted to a convenience store.
- 8.2 No additional floorspace is proposed and so the scheme is not liable for a CII payment contribution.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00063 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 2No parking spaces have been provided for Flat 1 and 1No Parking space provided for Flat 2 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan received 22 January 2014

Block Plan received 22 January 2014

Site Layout Plan Drg.No BR02 received 22 January 2014

Existing North and East elevations Drwg.No P10 received 29 January 2014

Existing South and West elevations Drwg.No P11 received 29 January 2014

Proposed North and East elevations Drwg.No BR03 received 22 January 2014

Proposed West and South elevations Drwg.No BR04 received 22 January 2014

Proposed Floor Plans Drg.No BR05 received 22 January 2014

Existing Floor Plans Drg.No 01 rev A received 22 January 2014

Email from Planning agent 13 February 2014 confirming that existing hardstanding will not be altered and Tree Report for previously permitted application attached

Reason: - To ensure provision of a satisfactory development.