

Planning Application Response of Planning Policy

Application No:	APP/13/01278
Site Address:	Tweed Court, Dunsbury Way, Havant
Development:	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.
Case Officer:	Daphney Haywood
Comments by:	Robyn Lyons
Date of Comments:	11 th February 2014

Comments:

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.

Local Plan

It should be noted that the Submission version of the Havant Borough Local Plan (Allocations) was submitted to the Secretary of State for independent examination under Regulation 22 on 20th December 2013. This includes a number of strategic, allocation and development management policies that may be relevant to this proposal. Where relevant these are material considerations to be taken into account in the determination of planning applications by the Borough Council. Here is a link to the emerging plan <http://www.havant.gov.uk/havant-borough-local-plan-allocations/havant-borough-local-plan-allocations-publication-version>