

Planning Application Response of Planning Policy / Urban Design

Application No:	APP/13/00479
Site Address:	Raebarn House, Hulbert Road, Waterlooville
Development:	Extension to form fourth floor to accommodate 8 No. apartments with associated cycle and refuse stores
Case Officer:	Daphney Haywood
Comments by:	Robyn Lyons
Date of Comments:	24 June 2013

Local Plan

It should be noted that the Draft Havant Borough Local Plan (Allocations) was published for public consultation under Regulation 18 on 3rd December 2012. This includes a number of draft 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 draft plan

<http://www.havant.gov.uk/planning-policy-design/draft-havant-borough-local-plan-allocations>

CIL Charging Schedule

On the 20 February 2013, the Council approved that the Havant Borough Community Infrastructure Levy Charging (CIL) Schedule. The Charging Schedule will take effect from the 1st August 2013. Therefore, the applicants will need to take the charging schedule into account when discussing developer contributions in the likely event that the decision on the planning application will be made on or after 1st August 2013. More information is available on the Council's website

<http://www.havant.gov.uk/planning-policy-design/community-infrastructure-levy>

Policy Principle of Development: Approve

The proposal will positively contribute to the objectives of Policy CS9 and the NPPF by providing new dwellings within a sustainable location inside the defined urban area. The principle of the development is therefore supported.

I understand that there is history relating to this site and viability associated with the provision of affordable housing. However, in policy terms affordable housing (or contribution in lieu of) will be required as this current proposal is above the threshold of 5 units (Policy CS9).

It will be the role of Development Management to consider matters of design, etc. in relation to the appropriate policies of the Local Plan. Please advise should you require further advice as to which policies apply to the proposal.

In relation to car parking (Policy DM13) I have noted the applicants comments and the potential permit arrangement with the nearby car park on what I understand to be the former Curzon Room site. It should be noted that in policy terms redevelopment of this car park may be supported and therefore it is unlikely to provide a long-term car parking option for the development proposed at Raebarn House. However, with the recognition that Waterlooville town centre is a highly accessible area (as recognised in paragraph 5.6 and 5.7 of the Residential Car Parking and Cycle Provision SPD) and that the application site sits right within this highly accessible area (as opposed to within the 800m radius where reduced parking standards can apply) I do not feel it will be appropriate or justified to request on-site parking provision in this instance.