Planning Application Response of Planning Policy

Application No:	APP/11/01804
Site Address:	92-94 North Street, Emsworht, PO10 7PN
Development:	Conversion of 2No. 3 bed terraced houses to 4No. 2 bed flats, incorporating removal of chimney to front and dormer to side and creation of 2 new rear dormers and alterations to existing fenestration.
Case Officer:	A Sebbinger
Comments by:	Robyn Lyons
Date of Comments:	13 December 2011

Comments:

Housing: The proposal will be positively contribute toward the overall net new dwelling requirement in the borough.

Parking: Although the proposal will not provide any parking and therefore be contrary to Policy DM13 and the Residential Car Parking and Cycle standards SPD we have noted that the Design and Access Statement is clear that there is currently no parking available for the existing 2No. 3 bed properties on the site. The Parking SPD would seek 2 spaces per property (thereby a net addition of 4 spaces for the proposal).

However, as the existing properties have no parking and bearing in mind the proximity to the train station I feel an appropriate and pragmatic approach would be to support the proposal. We feel it would be weak to defend a refusal on parking grounds at appeal and we understand there may be other cases in the proximity of the site where appeals on similar matters have been allowed.

In summary **no objection**.

Should you require any further detailed policy comments then please get in touch.

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HIGHWAYS

PLANNING APPLICATION OBSERVATIONS

APPLICATION NO: APP/11/01804 SENT DATE: 09 December 2011

SITE ADDRESS :92-94 North Street, Emsworth, PO10 7PN

PROPOSED DEVELOPMENT: Conversion of 2No. 3 bed terraced houses to 4No. bed flats, incorporating removal of chimney to front and dormer to side and creation of 2 new rear dormers and alterations to existing fenestration.

CONTRIBUTION REQUIRED

FLOORSPACE... Existing 2 No 3 bed = 2 x 7 = 14 dwgs...

CALCULATION... Proposed 4 no 2 bed = 4 x 7 = 28 dwgs

Contribution = 14 x £535 = £7,490

REFUSE

REASONS FOR REFUSAL.....

DEFER

REASONS FOR DEFERMENT.....

APPROVE SUBJECT TO CONDITIONS

FOLLOWING CONDITIONS TO APPLY

1)..... Cycle storage .....

2).....

3).....

4).....

INFORMATION TO BE ADDED TO DECISION NOTICE

Dropped Kerb.....Section 38.....Section 278.....

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SECTION 106 REQUIRED.....

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GENERAL COMMENTS:.....

Highway Engineer P. J. M Initial P. J. M Date 14/12/11

This does not meet H.B.C parking standards