Planning application for the change of use of the upper floors of 6 West Street, Havant from Ancillary commercial space to 2no. Two bedroom flats.

Planning Supporting Statement on Behalf of Mr I. Gascoigne-Pees

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1.0 Introduction

1.1 This statement has been prepared on behalf of Mr I. Gascoigne-Pees to support planning application for the change of use of the upper floors of 6 West Street, Havant from Ancillary commercial space to 2no. Two bedroom flats.

2.0 Background

2.1 6 West Street, Havant is located within the pedestrianised shopping frontage alongside other A1 retail uses.

2.2 The unit is laid out over three floors and is currently vacant but was previously used by electrical retailer Curry's. Curry's had sales space on the ground floor and mass storage to the rear.

2.3 The upper floors which are the subject of this application, were used for general storage of boxes and remained mostly empty.

3.0 The Proposal

3.1 The Proposal is to separate the upper floors from the ground floor retail area and convert them in to 2no two bedroom flats.

3.2 The existing ground floor retail use would remain as A1.

3.3 Access to the flats would be via a new stair and street door within a modified shopfront. This shopfront is designed to be constructed in traditional materials and to style that matches adjacent shopfronts of Café Nero and Beal's Estate Agents.

3.4 Waste storage for both flats will be within an alcove set into the new access way. This space will allow for a compliant amount of storage for both flats, while providing a location for the bins to be kept off the street.

3.5 The proposed change of use would have very little effect on the visual amenity as it is felt that the new shopfront will improve the street scene which is currently brought down by the existing outdated aluminium and faux marble shopfront.

4.0 Planning Policy

4.1 The proposal is in keeping with Policy CS9 in that it contributes, although a small number, toward the net total of new dwellings required within the Borough.

4.2 Pre application advice identified the requirement for new dwellings to be able to demonstrate that they can achieve Code for Sustainable Homes Level 3; as outlined in Policy CS14.

4.3 Code for Sustainable Homes Level 3 is outlined within 'The Code for Sustainable Homes Technical Guidance' available online at:
http://www.planningportal.gov.uk/uploads/code_for_sustainable_homes_techguide.pdf

4.4 Demonstrating Code Level 3 is requested as a planning condition, as additional design input is required that is only viable once planning approval is granted and the Building Regulations stage of design is carried

4.5 Elements such as secure cycle storage, washing lines and space within each flat for the storage of waste have been included in the design to meet CSH level 3.

5.0 Assessment

5.1 The proposed scheme at 6 West Street is a good compromise given that the upper parts of the commercial space have been largely unused by recent tenants.

5.2 The Retail frontage remains intact with only the minimal area taken to provide access to the flats.

5.3 The residential accommodation is well designed and provides a high standard of living in terms of space and light.

6.0 Summary and Conclusions

6.1 This statement has demonstrated that the proposed change of use and will have minimal impact on the surrounding area and amenity as well as complying with Council policy.