

- 1.1 The site lies to the north of Sea Front close to Beachlands. The property is a prominent two storey building with a shallow pitched roof behind a rendered Georgian style facade when viewed from Sea Front. The east elevation is brick and can be viewed across the forecourt of small shops and residential properties set back to the east of the site.
- 1.2 To the west is the two storey Premier Clapps Convenience Store and this building is physically attached to the application site building. The vehicular and pedestrian access would be via a shared access from Green Lane to the rear of Clapps where there is an existing dropped kerb.
- 1.3 To the rear of the main building are a low range of brick outbuildings.

2 Planning History

APP/16/00834 - Conversion of house to 2No. self contained 3 bedroom flats together with parking and amenity., PERM,13/10/2016

At the time of the application the Officers report stated:

The applicant has advised that the building was originally constructed as a butchers shop with a residential unit over and that the shop has been closed for well over 4 years and since then the whole property has been used as a residential dwelling. However, even if this were not the case, under current permitted development legislation, the unit could be converted from an A1 use to residential under permitted development as it is not within a defined local centre.

APP/17/00278 - Change of Use from A1 retail to C3 residential with alterations and additions including rear extension and new mansard roof to form five self-contained flats; with associated car parking with access from Green Lane.

Extension of Time Agreement until 23rd May 2017, PERM,19/05/2017

This permission included condition 2 which stated:

The development hereby permitted shall be carried out in accordance with the following approved plans: (The plans were then listed)

3 Proposal

- 3.1 Variation of Condition 2 of Planning Permission APP/17/00278 (Change of Use from A1 retail to C3 residential with alterations and additions including rear extension and new mansard roof to form five self-contained flats; with associated car parking with access from Green Lane) relating to alterations to rear yard and parking.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS6	(Regeneration of the Borough)
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM2	(Protection of Existing Community Facilities and Shops)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Highways Engineer, Development Engineer

The Highway authority have no adverse comment to this application.

Waste Services Manager

No concerns over waste collection.

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: 75

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity including future occupants
- (iv) Highways and parking
- (v) Developer Contributions/Ecology

(i) Principle of development

- 7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.
- 7.3 In this case, the conversion of the building into 5 no. 1 bed flats including the loss of the retail unit at ground floor have previously been approved under planning permission APP/17/00278. This permission remains extant. The principle of the development is therefore established subject to an assessment of the implications of the proposed changes considered in detail below.

(ii) Impact upon the character and appearance of the area

- 7.4 The premises has an attractive appearance from Sea Front with a rendered facade, parapet wall, symmetrical windows, doors, quoins and other features including 'Twine' incised sign and decorative bull heads reflecting the former use as Twines butchers shop.
- 7.5 The proposal would seek to retain many of the existing frontage features utilising existing openings where possible and ensuring that symmetry is retained in the conversion elements of the alteration. There are no changes to the frontage of the building from the previously approved scheme.
- 7.6 The most significant change from public vantage points would be the addition of a further floor to the building. This would be achieved by the replacement of the existing shallow pitched roof with a new mansard roof which would provide the additional floorspace required for a second floor flat. The area is characterised by commercial and residential properties of various heights including opposite on Sea Front and in Green Lane, where there can be found 6-storey and 4-storey flats. There are a variety of roof types in the area including flat roofs, shallow and steeper pitched roofs. There is no doubt that the proposed mansard style roof would be prominent in the street scene, particularly from the east as a result of the building's set forward position in the streetscene. It is considered important that the proposed materials for the roof are of a good quality to ensure that the appearance of the roof is acceptable and it is noted that the application form in relation to the original consent APP/17/00278 confirmed that natural slate is proposed - this would match the existing building and the adjacent convenience store and would be appropriate on a building of this age. The proposed alteration to provide an additional storey is on balance considered acceptable subject to an appropriate condition in relation to materials. The additional floor has previously been approved under the extant permission.
- 7.7 To the rear of the site there is a single storey brick and tile stable/store building which is proposed to be demolished to provide parking and amenity areas for the proposed flats. Whilst the buildings are of some interest in terms of their links to the former butchers shop, they are in a poor state of repair and are not listed. Their removal is considered acceptable and is approved by the existing permission.
- 7.8 The change to the originally approved scheme relates to the area to the rear of the building and has been prompted by concerns raised with regard to the reliance of the previous scheme on turning taking place in an area outside the applicants ownership. This has prompted a re-design of the external areas including the parking and external amenity areas. The implications of these changes on the amenities of residents and parking are considered separately below, however, the location of this rear area is set

back from public vantage points well back from Green Lane and from the east by the existing building at 232 Sea Front. Therefore the alterations to the rear are considered to have a limited and acceptable impact on the character and appearance of the area.

(iii) Impact upon residential amenity including future occupants

- 7.9 The main impacts on neighbouring residents are considered to relate to the flat above 232 Sea Front, 2 Green Lane, to the flat above 236 Sea Front and to flats in Anne's Court. The impacts of the proposed alterations on neighbouring residents/businesses were fully explored under planning permission APP/17/00278. The proposed external changes are not considered to alter the relationship of the development to surrounding residents/uses excepting that the parking arrangement now allows for turning to take place within the land in the applicants ownership rather than being reliant in part on land in a third parties ownership. This arrangement seeks to resolve potential conflicts between the use of turning area and neighbours ownership rights.
- 7.10 With regard to the amenities of future residents the alterations would result in some changes to the amenities of the occupants of the flats. There would be a reduced garden area to flats 1 and 2, the small communal garden area shown on the approved scheme would also be removed. Whilst these reductions in external amenity areas are unfortunate they are necessary to ensure that the car parking and turning area can function within the site without reliance on other owners land. Given that the flats are 1 bedroom and therefore not designed to provide family accommodation and that the site is in close proximity to public open space at Beachlands and the Sea Front it is considered that the alterations in terms of loss of some external amenity changes are acceptable. Bin storage is provided to the rear of the flats.
- 7.11 The proposals do not alter the internal arrangements of the flats and these are as approved under planning permission reference APP/17/00278. The proposals would provide 5 No. one-bedroom flats. The smallest flat has a floorspace of approximately 45sqm and the largest approximately 72sqm. The Council do not have minimum space standards for residential development, however, the Department for Communities and Local Government have published the document 'Technical Housing Standards - Nationally Described Space Standard 2015'. The minimum internal floor areas for 1 bed units described in this document range between 39 and 50 sqm depending on occupancy for 1 or 2 people. The proposals are considered to be in general compliance with these standards.
- 7.12 It is considered that the proposals would provide acceptable accommodation and amenities for future occupants.

(iv) Highways and parking

- 7.13 Pedestrian and vehicular access would be taken from Green Lane where there is an existing dropped kerb. The Council's Development Engineer (Highways) has raised no objection to the proposals.
- 7.14 Parking is provided to the rear of the site in the location of the demolished outbuildings. Whilst the layout is altered from the approved scheme, five car parking spaces are still provided for the proposed development. This would meet the Councils Parking Standards which require 1 space per 1 bed flat for allocated spaces. Cycle parking is also required at a rate of 1 space per flat and this is indicated on the site plan. A planning condition in relation to car and cycle parking is recommended.

(v) Developer Contributions/Ecology

- 7.15 The development would be liable for the Community Infrastructure Levy (CIL). The proposal would result in additional residential floorspace. The level of the CIL liability remains the same as the previous scheme £6806.82.
- 7.16 The proposal would include the demolition of an outbuilding and whilst there is no indication that there are bats using the building an informative is recommended in relation to the applicants obligations in relation to bats. There is no change in relation to demolition from the previously approved scheme.
- 7.17 This development would also increase the number of dwellings within the 5.6km zone identified as significant in potentially increasing recreational pressure on the Solent SPA. Natural England's advice with regard to all new housing development within this zone is that it is likely to have a significant effect on the SPA. Policy DM24 of the Allocations Plan which was adopted on 30 June 2014, covers this issue and allows for a financial contribution to be made towards mitigation measures. This is set at £181 per dwelling to the Solent Recreation Mitigation Project. For the proposed dwellings, plus admin and monitoring fee, a payment of £970 has been secured with the previous consent and this with a revised deed will be transferred to this application if approved.

8 Conclusion

- 8.1 In conclusion, the principle of development including the loss of A1 retail use has previously been granted planning consent and is considered acceptable. Whilst the building is prominent in the street scene, it is considered that the proposals including the extension would have an acceptable impact on the character and appearance of the area.
- 8.2 The impacts on neighbours and future occupants residential amenities have been carefully considered and are acceptable. The development would have access from Green Lane and is provided with adequate car and cycle parking. Developer contributions will be secured to address ecological requirements and CIL contributions.
- 8.3 The changes to the previously approved scheme in relation to the external areas are considered acceptable.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01323

(A) subject to the following conditions

- 1 The development must be begun not later than three years from 19th May 2017.
Reason: To comply with the requirements of Sections 73 and 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Design, Access, Flood Risk and Sustainability Statement March 2017
Location and Block Plans Drawing No. 1694-101 A
Ground Floor Proposal Plan Drawing No. 1694-431
Proposed Elevations North, South & East Drawing No. 1694-531
Proposed Elevations West & West Internal Drawing No. 1694-532
Proposed First Floor Plan Drawing No. 1694-422
Proposed Second Floor Plan Drawing No. 1694-423
Proposed/Existing Roof Plan Drawing No. 1694-203
Survey Plan Ground Floor Drawing No. 1694-201
Survey Plan First Floor Drawing No. 1694-202
Survey Elevations Drawing No. 1694-301
Survey Elevations Drawing No. 1694-302

Reason: - To ensure provision of a satisfactory development.

- 3 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding any description of materials in the application no above ground construction works excluding internal alterations shall take place until samples and a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The proposed mansard roofing materials shall consist of natural slate. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development hereby permitted shall be commenced above ground level with the exception of internal alterations until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted

and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 No development hereby permitted shall be carried out above ground level excepting internal alterations until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development / use hereby permitted shall not be occupied until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction/retention of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 The car parking and cycle parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

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.

- 9 The following existing features of the front elevation shall be retained on the building as shown on Drawing No.1694-521:

'Twine' Sign
Bulls Head details
Dentil Course detailing

Reason: In order to retain important features which are of benefit in maintaining the history or character 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.

Appendices:

Appendix A Location Plan

Appendix B Block Plan

Appendix C Approved Ground Floor and External Layout Plan

Appendix D Proposed Ground Floor and External Layout Plan

Appendix E Proposed North and South Elevations

Appendix F Proposed East, West and West Internal Elevations