REF. NO. C/11/68900

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Change of use of ground floor from office (A2) to 1 bed residental flat (C3) Castleton House High Street Hamble-Le-Rice Southampton SO31 4HA

SITE VISIT DATE – 27/7/11

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The flat will have one bedroom with a net internal floor area of 52 square metres. The planning application does not include external changes to the building and no car parking is proposed.
SITE AREA	340 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	29 dwellings per hectare
SITE CHARACTERISTICS	The property was previously operating as an office and there is an existing residential flat above. Grade II listed building C18. Non-symmetrical pair of 2 storeys buildings with the other pair is use as a bed & breakfast. Brick built with red tile-hipped roof.
CHARACTER OF LOCALITY	Mixture of residential and commercial properties with the cul-de-sac to the South (Oyster Quay) and rear properties in residential use.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
L/11/68907	Listed building consent: Change of use of ground floor from professional services (A2) to residential flat.	Valid

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Planning Policy & Design	Objection - While an objection must be raised on the basis of Policy 140.TC, there may be some justification for making an exception to this policy in the light of the issues identified below. Planning Policy Officer The property lies within the urban edge of Hamble, in the defined local centre shopping area. It is prominently located opposite The Bugle

REF. NO. C/11/68900

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	public house. The proposal is to change the use of an existing ground floor office to residential. The most relevant policy is 140.TC. This states that in any such centre, permission will not be granted for change of use of ground floors from a shop, financial establishment etc to a use which does not attract customers. Residential use would obviously not attract customers (see para. 8.37 of the local plan), and therefore this proposal is contrary to this policy. The applicant refers to marketing of the property that has taken place over a number of months, and to uses in neighbouring properties. A view needs to be taken on the adequacy of the marketing exercise and whether the rent being sought is realistic. Asset Management have confirmed that the rent is about what would be expected, and noted the likely difficulties of marketing premises of this small size and lack of parking. There is no objection to the proposal in terms of conservation area or listed building considerations (Policies 169.LB and 174.LB). However, a further listed building application will be required for the internal alterations (see Design Officer comments below). Uses in his part of the Conservation Area seem to be predominantly residential, and it is obvious that the property was designed originally as a dwelling. <u>Design Officer</u> This grade II listed building from the eighteenth century would have been built as a residence and retains most of it's period features within. A return to residential use is therefore entirely appropriate but any alteration inside or out including a boiler change, will require a further listed building application and some alteration will be essential to achieve the change of use. There is a boiler in the rear lean-to with a ghastly great asbestos type flue and a loo in the same structure with external access only.
Hamble Parish Council	No objection
Environmental Health	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Shopping Area Within Hamble Conservation Area Grade II Listed Building

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE, 140.TC, 169.LB & 174.LB Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

REF. NO. C/11/68900

PLANNING POLICY GUIDANCE / STATEMENT

PPS 1	- Delivering Sustainable Development
PPS 5	- Planning for the Historical Environment

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed.

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

N/A

PLANNING OBLIGATION/CONSIDERATIONS

Contributions required.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In addition, the proposal affects a Listed Building or its setting and section 66(1) of the Planning (Listed Building & Conservation Areas) Act 1990 states:

"In considering whether to grant planning permission for development which affects a Listed Building or its setting, the Local Planning Authority … shall have regard to the desirability of reserving the building or its setting or any features of special architectural or historic interest which it possesses".]

The site also lies within a Conservation Area and Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".)

Principle

The proposal would be against Policy 140.TC, in that a ground floor residential unit would not attract customers to the designated shopping area. However, there is a case to override this policy as the site is on the edge of the shopping area and is predominantly surrounded by residential properties. It is also noted that Castleton House was originally built as a residence.

The application is supported by estate agents letters demonstrating that there has been little commercial interest in letting the property (being advertised for 10 months with only 3 viewings). The

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

reasons given being the properties limited size and poor layout, the lack of car parking, the upstairs residential unit and the difficult economic circumstances. Asset Management have confirmed that the rent is about what would be expected and the likely difficulties of marketing. It is therefore considered that a residential use would be preferable to the property remaining vacant and potentially the listed building falling into a decline.

Assessment

The Council's Conservation Officer has raised no objection to the proposed residential use, although a further listed building application would be required for any additional internal or external alterations. At this stage no external works are proposed and therefore the development will not have a significant impact on the appearance or setting of the listed building and wider conservation area. The residential use is not considered to create additional overlooking and the work will not affect the amenity of neighbouring residents (by way of overlooking, loss of light and outlook). The scheme does not include any on site car parking provision, but residential parking permits can be purchased from the Council.

OTHER MATERIAL CONSIDERATIONS

As explained above, it is considered that there are other material considerations to warrant a decision otherwise than in accordance with the Development Plan.

CONCLUSIONS

Recommend Permit.