
Site Address:	88 Jubilee Road, Waterloo, PO7 7RE		
Proposal:	A change of use application from class C1 (residential) to class F1 (education).		
Application Type:	Change of Use		
Application No:	APP/23/00536	Expiry Date:	14/08/2023
Applicant:	Mr Brown		
	Outcomes First Group		
Agent:	Mr Groucott	Case Officer:	Leanne Richardson
	MH Architects Limited		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 The application site is located on the northern side of Jubilee Road and comprises a two storey detached dwelling which is associated with Jubilee School. The School lies beyond the application site's northern and eastern boundaries and supports children who have a range of special educational needs between the ages of 5 and 16.

1.2 The area is characterised by dwellings located along the northern side of Jubilee Road with a mix of residential and commercial uses located on the opposite side of Jubilee Road.

1.3 The dwelling, the subject of this application, is within the ownership and control of the applicant of Jubilee School.

2 Planning History

2.1 There is no relevant planning history for the site, however, the following planning history relating to the school is of relevance.

APP/18/00437 - Change of use from business (B1) to special needs school (D1) to provide new food tech and design technology classroom/workshop teaching block; including external alterations and new canopy; six additional car parking spaces; new 1.8m high fencing to parts of site; and change of use of residential garden to school grounds. Approved 13.08.18

APP/16/00275 - Erection of stand alone two classroom block located in car park to front of existing building. Approved 12.05.16

APP/13/00947 - Change of use from office (B1) to school (D1) and alterations to access to 88a (Approved 22.01.13)

3 Proposal

3.1 The proposal relates to the change of use of an existing dwelling (C1) to Class F1 education facility. Internally, the rooms will be reconfigured to facilitate an office, meeting room, WC and a store at ground floor level with two therapy rooms, a therapy office and WC at first floor level. The use of the therapy rooms would also serve pupils from neighbouring schools as required for clinical psychology with one to one therapy being provided. It is proposed to operate between 9am - 5pm during weekdays.

3.2 External alterations are proposed to the rear elevation to include the widening of an entrance door to improve accessibility and an existing ground floor window to the rear elevation would be reduced in width. All other elevations will remain as existing.

3.3 An amended site layout plan has been submitted which shows on-site parking provision is available for two vehicles. An existing access would be utilised.

3.4 It is not proposed that any additional staff would be required as a result of the change of use.

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 -

CS1 (Health and Wellbeing)

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

CS9 (Housing)

DM10 (Pollution)

DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014 -

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable

5 Statutory and Non Statutory Consultations

HCC Highway Authority

Following the Highway Authority's initial response, the applicant has provided drawing 26-060-88JR-MHA-XX-00-DR-A-0002 Rev 2 confirming that two parking spaces are to be retained at 88 Jubilee Road.

Additionally, the applicant has confirmed that the main school park is also to be utilised for any additional parking requirements including staff and the out of hours service.

The Highway Authority has provided revised comments advising that there is appropriate parking on site to accommodate the proposed change of use to ensure that no overspill parking on the highway occurs and raise no objections.

Southern Water

The property is already built over existing public foul and surface water sewers. If the works to be carried out will alter the existing foundation line or depth of the sewer it will be necessary for the applicant to contact Southern Water.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

Planning Policy

The principle of the development is acceptable in policy terms.

Environmental Health

Following initial comments from Environmental Health, the applicant has confirmed that the hours of operation would be between 9am – 5pm which the Environmental Health Team raise no objection to.

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: 9

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 / Loss of C3 use
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highways & Parking

(i) Principle of the Development / Loss of residential dwelling

The proposal relates to change the use of a dwelling to an educational facility (F1) associated with the adjacent Jubilee School. The applicant suggests that the current dwelling is within Class C1 use, however, the Council has found no evidence in the form of any planning history to lawfully support a C1 use. Therefore, the proposal must be assessed against the provisions of Policy CS9 with regards to the loss of a C3 dwelling.

One of the Government's key objectives is to significantly boost the supply of housing. The current proposal would result in the loss of an existing dwelling thereby reducing the Borough's housing stock. However, the explanatory subtext to Policy CS9 does support the loss of dwellings in certain circumstances including where a proposal would result in public benefits to the wider community.

In this case, the provision of therapy rooms to support children with special educational needs would represent a significant benefit to the wider community that would outweigh the loss of a residential dwelling in this case. It is noted that no objections have been raised the Borough's Policy Team in terms of the principle of the development.

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

There would be minimal alterations to the existing building to facilitate the proposed change of use. It is proposed to widen an entrance door to the rear in order to improve accessibility and reduce the width of an existing opening at ground floor level to the rear elevation.

Overall, given the proposed alterations would be contained to the rear elevation, these are considered to be acceptable and would not cause harm to the character of the area. Therefore the proposal is considered to comply with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact upon residential amenity

The main impacts in terms of residential amenity relate to the adjacent residential dwellings to the west. However, given the nature of the proposed use, which would be associated with an existing School, it is expected that any associated harm would be minimal. No representations have been received from neighbouring residents.

Overall, in this mixed use area, the impact of the development on neighbouring amenity would be minimal, and can be considered to comply with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

(iv) Highways & Parking

Concerns were initially raised by the Highway Authority in relation to inconsistencies contained within the submitted plans, particularly in relation to off street vehicle parking provision. However, an amended site layout plan has since been submitted to correct the inconsistencies.

Vehicle parking would be made available for two vehicles to the front of the building which is a similar arrangement to what already exists along Jubilee Road. No alterations are proposed to the existing access arrangements.

Any additional parking requirement associated with the proposed use could be accommodated within the main School car park for which there is a separate access from Jubilee Road. Following reconsultation, the Highway Authority raise no objections.

Overall, the proposed parking arrangements are considered to be acceptable and the development would not have a significant adverse impact on the highway network.

8 Conclusion

- 8.1 The provision of therapy rooms to support children with special educational needs would represent a significant benefit to the wider community that is afforded substantial weight in the overall planning balance. Whilst the loss of a residential dwelling would result in some harm in terms of meeting the Borough's housing needs, overall, this is considered to be outweighed by the provision of wider community benefits.
- 8.2 The proposed change of use is acceptable and would not have a detrimental impact on the character and appearance of the area or upon the residential amenities of neighbouring properties. The proposal is therefore compliant with the relevant policies and is recommended for conditional permission.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00536 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 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:

Location Plan 0001 P01
Proposed Site Plan 0002 P02
Existing and Proposed Floor Plans 0003 P01
Proposed Elevations 0005 P01
Design and Access Statement Version P02

Reason: To ensure provision of a satisfactory development.

- 3 The premises shall only operate between the hours of 0900-1700hrs (Monday to Friday) and not at any time on Saturdays, Sunday or any recognised Public Holiday.

Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (as amended) and any Town and Country Planning (General Permitted Development) Order, the premises shall only be used as an education facility and for no other purposes within Class F1 of the above Use Classes Order.

Reason: In order to limit significant noise impacts from other potential uses to safeguard the amenities of adjoining residential occupiers and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.