

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

DM18 (Protecting New Development from Pollution)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor A Briggs - Cowplain

No comment

Councillor D Keast - Cowplain

No comment

Councillor Narinder Bains - Cowplain

No comment

Environmental Health Manager, Community Group

This office has no adverse comments to make with regard to a change of use to offices Class B1a

Hampshire Highways

It is noted that the premises have already been operating as offices but the applicant is now required to officially change the use of the building. The site is served by an existing access onto King Road's which also serves a pay and display car park. Havant Borough Council should determine in their capacity as the LPA whether prior approval will apply to this development. The Highway Authority have no in-principle objection to the change of use.

Planning Policy

No comment

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: 27

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

7 Planning Considerations

- 7.1 This application has been in temporary use under class B1 from previous class A1 under Schedule 2, Part 4, class D of the Town and Country Planning (General Permitted Development) Order 2015 as amended for a period of 2 years without the need for planning permission. The 2 year time period is now approaching hence the need for planning permission.
- 7.2 The change of use of the premises proposed is the subject of recent changes to the General Permitted Development Order (GDPO) which have given general permitted development rights for such changes to take place with only a "prior approval" process to go through. Consequently the principle of the change of use is considered acceptable. Having regard to the relevant conditions of the GPDO it is considered that the main issues arising from this application are :
- (i) Impact on provision of services
 - (ii) Transport and highways considerations
 - (iii) Impacts of noise from commercial premises on the intended occupiers of the development
- (i) Impact on provision of services .
- 7.3 This site was previously in use as a dry cleaners, however the site has been in temporary use as a domiciliary care office since January 2019 and is currently in use as such. The change in use is not judged to have any significant impact upon the provision of local services as the building has been in the current use for some time as a care/ independent business office. There are a range of uses of retail spaces located in the surrounding Cowplain district centre as well as restaurants, estate agents and other various retail uses and although it is preferable that retail space is retained , it is judged that the continuation of the use as an office would be acceptable.
- (ii) Transport and highways considerations .
- 7.4 This change of use to create a fairly modestly sized office space is not judged to generate any significant additional amount of traffic - likewise in the past two years no issues have been noted in regard to any traffic issues caused by use of the building. Hampshire Highways have been consulted in relation to this application and have raised no objection in principle to the proposed change of use. The site is served by a pay and display car park to the rear and it has been stated by the applicant that these are the parking facilities that staff/visitors would make use of and therefore this proposal is not judged to cause any harmful highways issues.
- (iii) Impacts of noise from commercial premises on the intended occupiers of the development
- 7.5 This site is positioned within a district centre , surrounded by various retail units which mean there is an existing level of noise in the surrounding area. The previous use of the site as a dry cleaners may have had higher noise implications than the proposed use as an office. This change of use is not considered to create any significant additional noise for the surrounding residents. Environmental health have been consulted and have not upheld any objections in regard to the proposal.

8 **Conclusion**

- 8.1 The change of use proposed is supported by the GDPO arrangements and the NPPF, and prior approval for the change of use, whilst required, should be permitted as there are considered to be no adverse impacts relating to provision of services, transport and noise impact created by this proposal.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to for application APP/20/00834

(A) subject to the following conditions

- 1 The development must be completed not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Schedule 2, Part 3, Class JA of the Town and Country Planning (General Permitted Development) Order 2015 as amended.
- 2 The building the subject of this permission shall be used as an office within the meaning of Class B1(a) (offices) of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use of such an office.
Reason: To comply with the requirements of Schedule 2, Part 3, Class JA of the Town and Country Planning (General Permitted Development) Order 2015 as amended.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Plan received 30.09.2020
Application form received 30.09.2020
Reason: - To ensure provision of a satisfactory development.