



HERITAGE AND PLANNING AND DESIGN AND ACCESS STATEMENT

Planning permission for the change of use of the existing ground floor B1 offices to an annex associated with 40 East Street, Havant.



**SITE: THE LIMES, 40 EAST STREET,
HAVANT, HANTS, PO9 1AQ**

PREPARED BY:

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1.0 INTRODUCTION

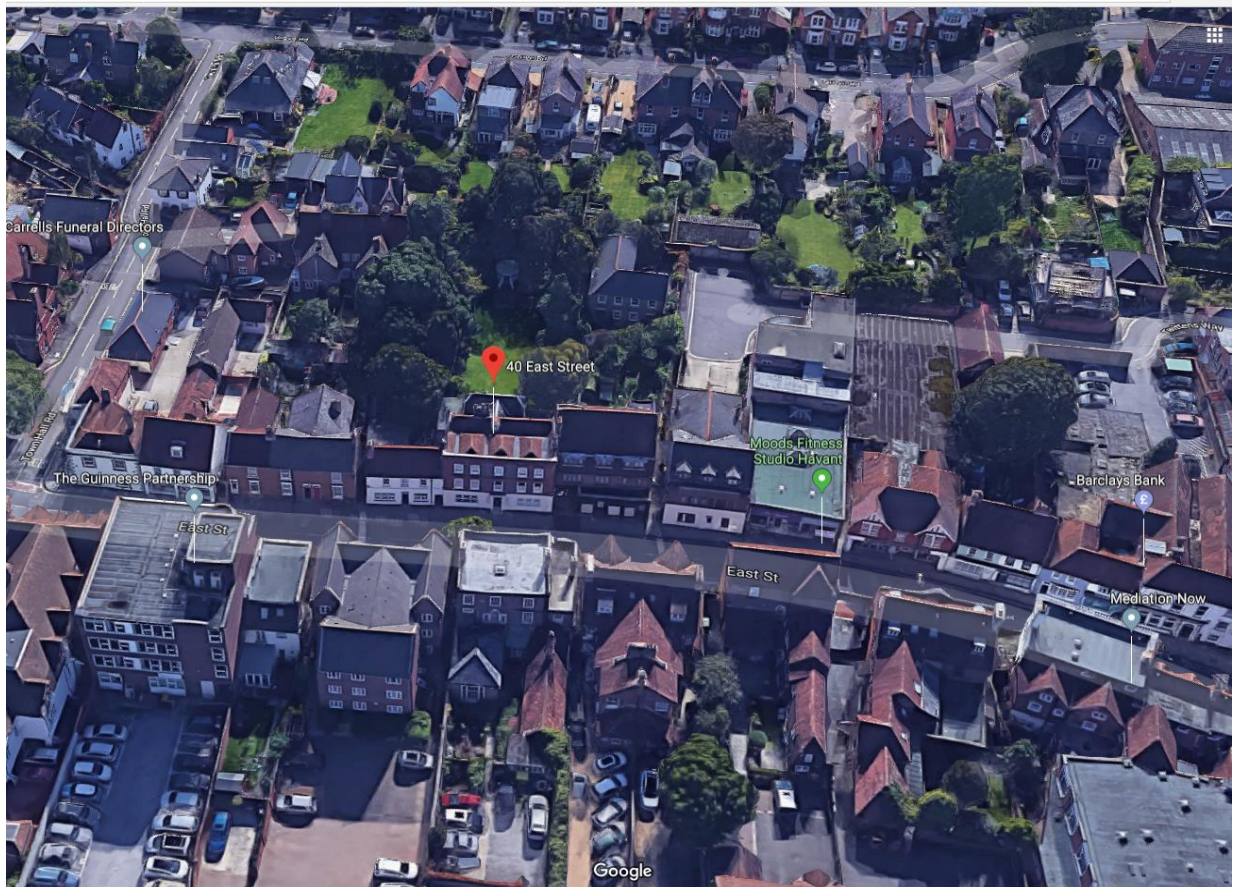
- 1.1 This Planning and Design and Access Statement is prepared by SDA Planning Ltd on behalf of Mrs Sandle in support of an application for full planning permission for the change of use of the existing B1 offices to a residential annex in connection with the existing residential part of 40 East Street.
- 1.2 The Statement incorporates all the required elements of a Design and Access Statement in accordance with the National Planning Policy Guidance, 2014. The Guidance allows the Local Planning Authority (LPA) to require submission of further details if it is considered necessary.
- 1.3 This document has been prepared to assist the Council's officers and members in determining the appropriateness of the development. The applicant is confident that this is the case and that planning permission should be granted subject to conditions where appropriate and necessary.

2.0 ASSESSMENT

2.1 Site Description

- The application site is located within the settlement area of Havant as such the principle of development is acceptable.
- 2.2 The application site is made up of a three storey Grade II Listed Building with direct access onto the pavement of East Street. The ground floor is rendered with the upper floors in brick with Flemish Bond. There is a large private garden area to the rear of the site.
 - 2.3 The property is currently in residential use on the first and second floors, with the ground floor used as offices. The right-hand side offices of the ground floor is currently vacant and was last used as B1 offices some 12 years ago.
 - 2.4 The immediate area is residential in nature and is close to the Town Centre of Havant with an array of other retail and commercial uses.

Aerial Photos of the site and surrounding area



Site Photographs of 40 East Street and streetscene



2.5 The proposed change of use would not alter the external appearance of the building or affect the site layout.

3.0 RELEVANT PLANNING HISTORY

- 3.1 GEN/19/00495 – Pre-application advice for change of use of ground floor offices to residential annex. Response positive in principle.

4.0 PLANNING POLICY

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, in determination of planning applications decisions are made in accordance with the development plan unless material considerations indicate otherwise.

4.2 National Planning Policy Framework 2019

The National Planning Policy Framework (NPPF) was introduced on 27 March 2012 and was recently updated in February 2019. It continues to establish a presumption in favour of sustainable.

- 4.3 The NPPF makes clear that regard must be had to the document as a whole in determining what the Government's view of sustainable development means in practice. It promotes the effective use of land through the re-use of previously developed land.
- 4.4 There are three overarching dimensions to sustainable development: economic, social and environmental which are interdependent and need to be pursued in mutually supportive ways.

“a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy” (Para.8 NPPF, 2019).

4.5 Paragraph 9 goes on to say:

“These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”

4.6 Paragraph 38 makes clear that *“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”*

4.7 Para. 59 states: *“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”* Para. 61 goes on to state *“Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).”*

4.8 It is considered that the proposal would offer a sustainable modest change of use within an established residential area within the settlement boundary.

Further the change of use from vacant office to residential annexe would tie in with the principle use of the building as well as bringing back into use a vacant part of the building. Not only will this have social and economic benefits, but it will also ensure the long-term protection and enhancement of the Grade II Listed Building. No physical external or internal changes are required to facilitate the change of use

- 4.9 The development as proposed would therefore make a positive contribution to the area, whilst respecting the residential amenities of neighbouring properties and the prevailing character and appearance of the area. The development would also bring back into use a vacant part of the Grade II Listed Building.

4.10 **Havant Borough Core Strategy 2011**

The following policies of this document are considered relevant to the development proposed:

CS16 High Quality Design: criteria 1 (a), (b), (c) and (e); criteria 2 (a) and criteria 6. Regard has also been given to the supporting text with particular reference to paragraphs, 7.39, 7.42, 7.48, 7.49 and 7.50;

CS17 Concentration and Distribution of Development within the Urban Areas: criteria 1 and 2;

4.11 **Havant Borough Local Plan (Allocations), 2014**

AL1 Presumption in Favour of Sustainable Development and supporting text.

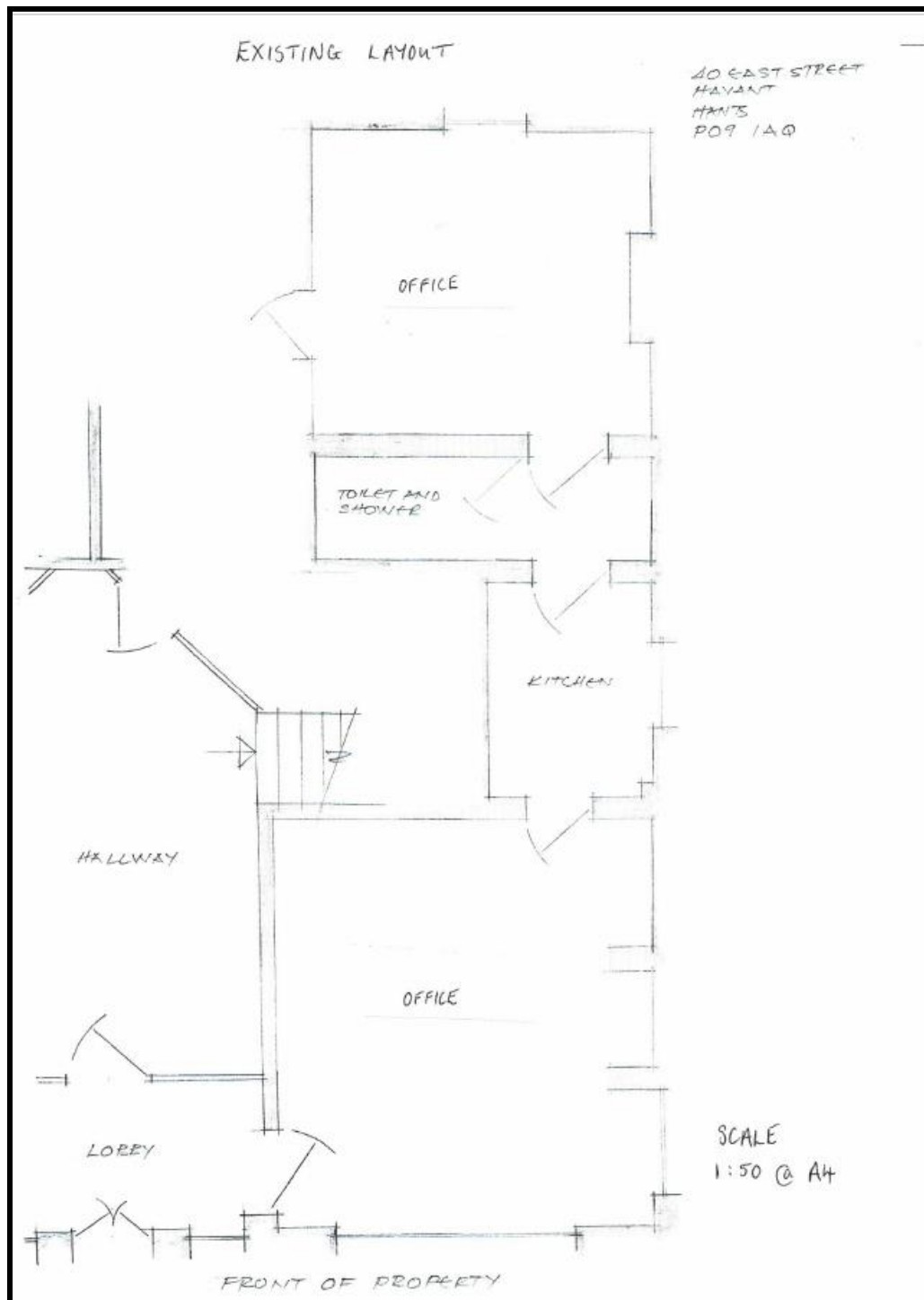
AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements, particularly paragraph 2.06. This policy seeks to encourage development within the defined settlement boundary.

- 4.12 The development would be delivered with full regard to the above development plan policy framework. The proposal, through its change of use would provide an annex to the existing residential use of the remaining part of 40 East Street, making the whole building residential.

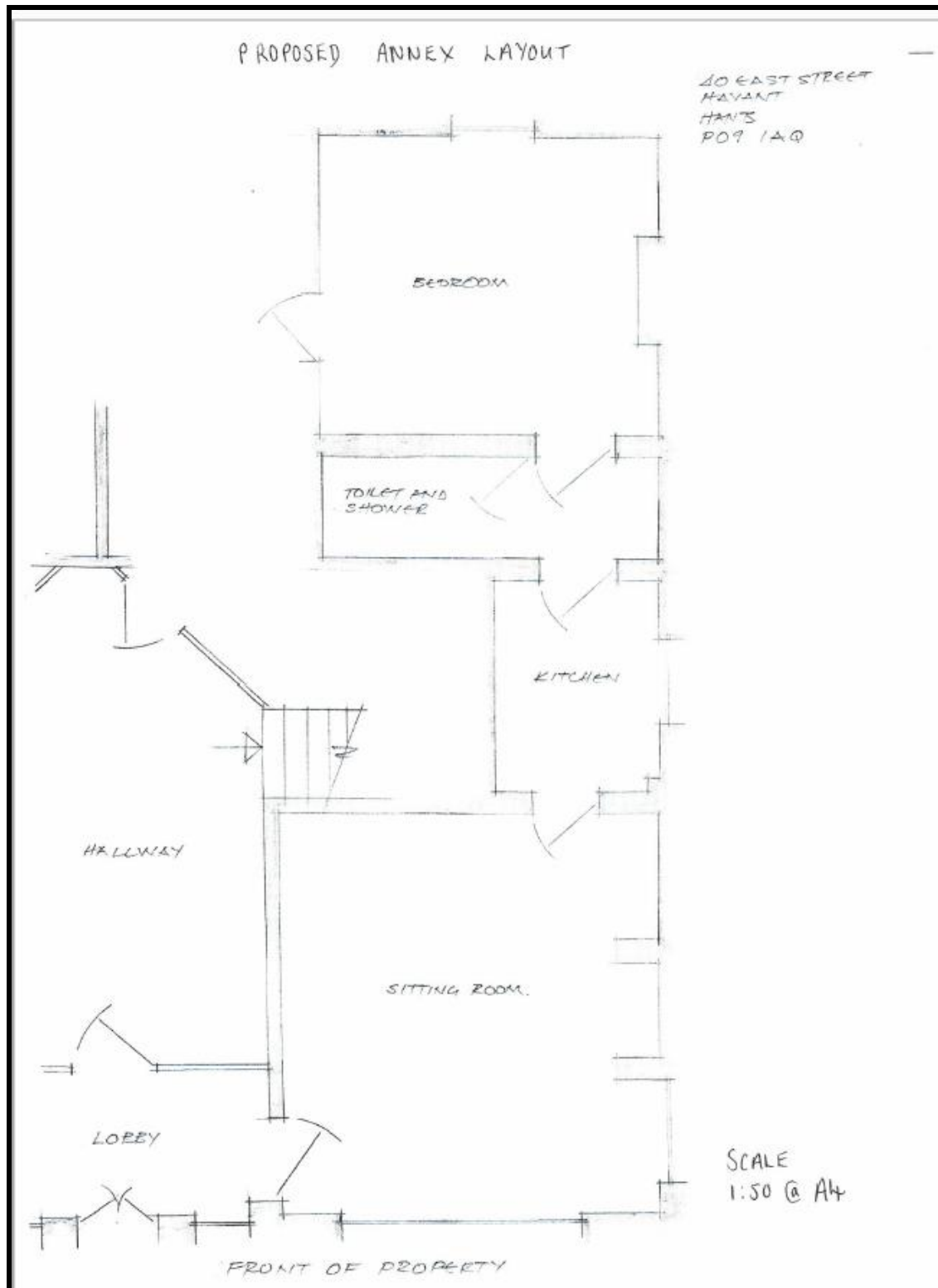
5.0 PROPOSAL

- 5.1 Planning permission is sought for the change of use of the vacant B1 office space on the right-hand side of the ground floor to residential annex in association with the rest of the residential use of 40 East Street.

Existing Layout



Proposed Layout



- 5.2 The proposed layout would ensure that one bathroom and kitchen area is retained for the annex, as existing, with no physical alterations to the fabric of the listed building.

6.0 HERITAGE STATEMENT

6.1 Heritage Category: Listed Building

Grade: II

List Entry Number: 1091623

Date first listed: 16-May-1952

Date of most recent amendment: 06-Feb-1984

Statutory Address: THE LIMES, 40, EAST STREET

6.2 Listed Building Description:

House, now offices. Early C18. Brick, with a tile roof. Symmetrical front (north) of 3 storeys, 2.1.2 windows. Walls of blue headers with red brick dressings: openings within vertical panels, end pilasters, cambered arches with blue header decoration, bands to parapet, 2nd and 1st floors: stone coping to parapet, moulded caps to pilasters, moulded cills: rendered ground floor. Victorian sashes in reveals, the ground floor having 2 x 3 light casements and narrow sash windows on each side of the central entrance. Doorcase with cornice on brackets, eaved architrave, panelled reveals, double doors of 3 panels, above 2 stone steps.

- 6.3 The change of use would not involve any internal, external or site alterations. As such the change of use would not in itself materially harm or alter the listed status of the building its fabric or the reasoning behind its statutory listing.

- 6.4 The change of use would however put the right-hand side of the ground floor back into use. It has currently been vacant in excess of 12 years. It is considered that the change of use would therefore have a positive impact on this heritage asset as it will ensure that the building is restored to a fully functioning use, which in turn will ensure that it is maintained in good repair.

7.0 EVALUATION

7.1 Character and Appearance:

The proposed change of use would see the existing building retained in its current form, with no internal or external changes to the building or layout. The only changes would be to the use but nothing that would alter the fabric or setting of the listed building.

7.2 Residential Amenity

The proposed change of use would not alter the appearance of the building and would not introduce a use that would conflict with the immediate area. No harm would therefore be caused to neighbour amenity.

7.3 Parking and Highway Safety

The development would seek to provide an annex to the existing residential use. No parking is proposed for the change of use, but it would replace a previous office use which would have been more intensive in terms of parking. It is not therefore considered that the change to annex would increase the need for on-site parking and would not result in matters prejudicial to highway safety.

7.4 Other Matters

It is noted that policy DM3 of the Core Strategy seeks to prevent the loss of B class uses. However, this is a dated policy that is out of line with the current NPPF and more significantly the GPDO, which would have allowed such a change of use had it now been for the listed status of the building.

7.5 The former offices have been vacant for over 12 years and as such have long since been void of an office use. The need to provide supported living accommodation for the applicant's elderly uncle offers a viable use that would be in-keeping with the area and would see a functional use provided for the listed building, in the interests of its long-term upkeep.

7.6 It is considered that the limited weight that should be afforded to policy DM3 along with the long period of vacancy are material considerations in the determination of this application. The value of re-using the listed building also weighs heavily in favour of the application proposal.

DESIGN AND ACCESS CONSIDERATIONS

8.0 LAYOUT

- 8.1 The change of use proposed does not alter the existing site layout or internal of the building. The only notable changes would be the modernisation of the ground floor and the functional changes from office space to residential.
- 8.2 It is maintained that the proposed ground floor layout is appropriate in form and respects the character of the heritage asset.

9.0 SCALE

- 9.1 The change of use does not affect the scale of the existing site, either in its built form or function. This is a significant benefit in support of the proposal.

10.0 ACCESS

- 10.1 The access to the property would be as existing with no physical changes required.

11.0 SUSTAINABILITY

- 11.1 National and local planning policies encourage new development to be sustainable. This includes matters of location, sustainable methods of construction and ecology. As a matter of principle, the proposed development would be sustainable, because it would utilise an existing site and building within an established residential area within the settlement boundary. The development therefore provides a sustainable form of use for the existing building. The proposal is therefore considered to more than satisfy the sustainability requirements for this form of development.

12.0 CONCLUSION

12.1 Having regard to relevant development plan policy it is contended that the proposed development would represent an efficient use of a previously developed site, in a sustainable location and in a sustainable form, whilst paying due regard to the prevailing character, residential amenity and setting and fabric of the listed building.

12.2 Having regard to the submission and supporting evidence provided the Council is therefore respectfully requested to approve this planning application.