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Planning Statement

40 North Street
Havant
PO9 1PT

1. Introduction

- 1.1. This statement has been prepared to support the following proposal:
- Prior Notification - Change of use of workshop (B1(c)) to use as 1No 1 bed flat and 1No studio flat
- 1.2. The Town Planning Experts act as planning consultants for the applicant.

2. Site History

- 2.1. 95/58400/000 – Change of use from A1 retail to B1 offices. Permission 1995
- 2.2. APP/18/00568 – Change of use from workshop (B1c) to ancillary retail use. Permission 2 August 2018

3. Site Context

- 3.1. The site is located on the eastern side of North Street, Havant on the junction with Prince George Street.
- 3.2. The site consists currently comprises a 2-storey building with 2 retail units to North Street and a separate workshop to the rear currently accessed from Prince George Street and via one of the retail units.
- 3.3. On the first floor is a 4-bed independent flat accessed from the rear of the building.
- 3.4. The front part of the building is of brick under a tiled roof, while the workshop to the rear is of brick under a slate roof
- 3.5. Adjacent properties are in commercial use, and there is a car park to the rear. There is a further car park on the opposite side of North Street.
- 3.6. The site lies within Havant Town Centre and within the St Faith's conservation area

4. Planning Considerations

4.1. 40 North Street currently consists of two retail units on the corner of North Street and Prince George Street, albeit used most recently as one unit, with a separate workshop to the rear. To the first floor is a 4-bed flat.

4.2. The workshop was in use as such on 19 March 2014, and has a floor space of 45 sq m.

Transport and highways impacts of the development

4.3. The premises enjoy off-street parking off Prince George Street for 4 vehicles, and there is a public car park to the rear. One space each would be allocated to each flat with the remaining spaces used in association with the adjacent shops.

4.4. Being within the town centre the property is within easy access of both the railway and bus stations.

Contamination risks in relation to the building.

4.5. Given the nature of the workshop, having previously been used in association with the adjacent shop and independently as an electrician's workshop, no contamination is anticipated. No excavation is proposed with the conversion.

Flooding risks in relation to the building

The site is within Flood Zone 1 where flood risk is minimal.

Loss of industrial use.

4.7. The regulations indicate that the LPA can consider if Prior Approval is required

where the authority considers the building to which the development relates is within an area that is important for providing industrial services or storage or distribution services or a mix of those services (which includes, where the development relates to part of a building, services provided from any other part of the building), whether the introduction of, or an increase in, a residential use of premises in the area would have an adverse impact on the sustainability of the provision of those services,

4.8. The premises are not within an employment area, nor are there any industrial or storage premises nearby which would be affected by the change to residential use.

4.9. It will be noted that the Authority has recently accepted the change of use of the workshop to ancillary retail use.

5. Conclusion

- 5.1. It is considered that the proposed use of the workshop to residential use is acceptable having regard to the issues indicated to be considered.
- 5.2. It is therefore respectfully requested that the Local Planning Authority confirms that Prior Approval is granted for the proposed development.