
Site Address: 40 North Street, Havant, PO9 1PT
Proposal: Change of use from workshop (B1c) to ancillary retail use (A1).
Application No: APP/18/00568 Expiry Date: 06/08/2018
Applicant: Ms Lacoste
Agent: Mr Oliver Case Officer: Rachael McMurray
 The Town Planning Experts
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in Havant Town Centre and within the St Faiths conservation area, on the eastern side of North Street on the junction with Prince George Street. The site comprises a 2-storey building with 2 retail units fronting onto North Street and a separate workshop to the rear which is currently accessed by one of the retail units. There is a public car park located to the rear of the building in Prince George Street and other commercial uses are close by to the site given the town centre location.

2 Planning History

95/58400/000 - Change of use from A1 retail to B1 offices, PERM,04/04/1995

3 Proposal

Change of use from workshop (B1c) to ancillary retail use (A1).

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
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL3 (Town, District and Local Centres)

Listed Building Grade: Not applicable.
Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

Layout of new rear shop unknown

If ownership different from front shop unit separating of units should be fire rated in accordance with Approved Document B

Compliance with regards Approved Document B should be indicated regarding emergency lighting and early warning if inner rooms created

Method of heating new shop unknown should comply with Approved Document J & L

Conservation Officer, Development Control

Principal Conservation Officer No Objection

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

I have no objection to the change of use proposed as no extensions or external alterations are proposed to the building. The change of use will therefore not detrimentally harm the character or architectural interest of the building or the conservation area.

As such the proposals, will preserve the character of the area whilst ensuring the building is put into a viable use for the future.

Developer Services, Southern Water

No objections

Environment Agency

No objection

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: 22

Number of site notices: Not applicable.

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
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. Whilst it is within the town centre boundary, the site does not sit within a defined shopping frontage. The proposal would result in the loss of B1(c) office use however, a commercial use is proposed which could assist the retention of the retail shop fronting onto North Street. The existing office does not have an active frontage so that element would not be compromised .

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

The proposal to convert the office would require no physical alterations to the external fabric and as such, the visual impact of the change of use would be limited within the context of the streetscene and conservation area.

(iii) Impact upon residential amenity

There are residential flats above the retail unit and rear workshop, however it is considered that a proposed change to an ancillary retail function would not result in increased harm or disturbance to the local amenity. It is noted that no objections or comments were received following advertisement of the application.

8 Conclusion

The application is considered to be acceptable for the reasons explained above and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00568 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 - OS License Mapping

Block Plan - OS License Mapping

Floor plan

Reason: - To ensure provision of a satisfactory development.