

St Joseph's Catholic Church

West Street, Havant PO9 1LP

Church Hall

Planning application for Change of Use of small hall and ancillary areas

Date: 9th February 2018



Document Issue Register:

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2					

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Existing site

Refer to attached plan PD1802/PL01 which defines in blue line the site area of the Church, Halls, Presbytery, and grounds.

The site is located off West Street and has two vehicular accesses off it.

The site has a good sized car park plus lawns, and is bounded on 3 sides by residences well screened by trees, hedging, and fencing.

The car park provides 32 spaces plus 2 disabled spaces.

It lies within a Conservation Area.

The Church and Presbytery are not Listed but are of merit; they were constructed in the late 19th C by a local builder using Hampshire flint. At this time school rooms were also provided and the small hall is part of this area.

The main Hall was constructed in the mid 20th C and is of no architectural merit.

Current Use Class

This has been established through discussion with the Planning Office. It seems that at present the Church and main hall, and site overall, is designated as Class D1 (Non-Residential Institutions) with the sole exception of the smaller hall (known as the Parish Meeting Hall) which is classed as Suis Generis. The area we believe to be designated Suis Generis is identified in red on the attached plan PD1802/PL01.

Proposed Change of Use

The Parish wish to be able to use the Halls more flexibly and without such delineation between the two. It is unclear as to why the larger hall is classed D1 and the smaller hall Suis Generis; this may be an historic anomaly. The Application is to simplify this by re-classifying the areas currently Suis Generis as Class D1.

Most likely uses for the smaller hall, as well as for Parish meetings, would be pre-school groups, breakfast and after school clubs, and other by other community and charitable groups typically falling within Class D1 Use. In prior discussions with the Authority the option of using the space for a Nursery was put forward; though at present that is not the most likely use.

The Change of Use would not adversely affect the car parking. There are ample spaces and it is highly unlikely that the Halls would be used during Church services other than by congregation members attending the Services.

No physical works are involved in this Application.

Derek Hampshire RIBA
12th February 2018

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