
Site Address:	24 Park Road South, Havant, PO9 1HB		
Proposal:	Change of use of ancillary 2nd floor storage space to office with provision of 4No Rooflights.		
Application No:	APP/18/00754	Expiry Date:	20/09/2018
Applicant:	Ms Hickman Geo & R Carrell Properties Ltd.		
Agent:	Mr Pretty Graham J Pretty	Case Officer:	Lewis Oliver
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

24 Park Road South is a detached 2.5 storey office building, with a parking area to the rear of the building. The site is located on the western side of Park Road South. The defined town centre of Havant is located to the east on the other side of Park Road South

2 Planning History

01/66897/000 - Construction of 2 storey office building with ancillary car parking and access on to Park Road South., PERM,23/12/2002
95/51270/008 - Change of use from petrol filling station to car sales., PERM,
06/66897/001 - Retention of external air conditioning plant and fenced enclosure., PERM,05/02/2007

3 Proposal

The proposal is for the change of use of ancillary 2nd floor storage space to office with provision of 4No Rooflights. The existing building was permitted on 23 December 2003 under Planning Reference 01166897/000. The development was subject to conditions one of which (No.25) restricts the use of the existing 2nd floor roof space to storage only. The Condition and reason are as below:

*The roof space of the building shall not be used for any purpose other than storage ancillary to the use of the ground and first floor as offices. **Reason:** To ensure adequate vehicle parking on site is provided in the interests of highway safety.*

This application is to seek permission for the use of the existing 2nd floor space as offices. Permission is also sought to add 2 rooflights each to the north and south elevations for added natural lighting. As part of the proposal a further tow car parking spaces are to be provided in the car park.

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

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS2 (Employment)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)
AL3 (Town, District and Local Centres)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 33

Number of site notices: 1.

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
- (iv) Impact on highways and parking

- (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. Policies CS2 (Employment) and DM3 seek to retain existing employment sites within B use classes. It is noted that the application site is currently in B1A (Office) use, with only the second floor being used for storage, in accordance with condition 25 of the original consent. This proposal is to use the second floor for B1A (offices) and therefore this proposal

would retain the site for employment use and contributes to the wider economic development of the area, as such the development therefore complies with the relevant policies of the development plan. As outlined in the reason to for condition 25, this was with required to providing sufficient parking provision, this is considered below in detail under paragraph (iv).

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

The proposed external alterations are for two rooflights on the north and south roof elevations, in addition some alterations are proposed in the car park to provide two further car parking spaces, which has already been installed and used for car parking. It is considered that the proposed development by virtue of its size, scale, massing and design would not have a significant adverse impact on the character and appearance of the property or area to justify a reason for refusal on this matter.

(iii) Impact upon residential amenity

The site has been used for B1A office used for the last few years. It is considered that the office use in this location is considered acceptable and does not have a significant adverse impact on the amenities of neighbouring properties with regard to noise or general disturbance and in this respect is considered acceptable.

It is considered reasonable in this instance to place a condition restricting the use of the second floor of the building to B1(A) offices (which is what is applied for) in order to be able to control the use of the site, in the interests of the amenities of the neighbouring residential properties.

(iv) Impact on highway safety

The proposal would utilise the existing access into the site, which is considered acceptable as it provides adequate visibility and manoeuvrability for this scale of development. Furthermore the existing, and proposed two additional allocated parking within the site complies with the adopted car parking standards for a B1A Office use. As such it is not considered that the development would have a significant adverse impact on the safety and free flow of the highway network.

8 Conclusion

The proposed development is considered acceptable as it would retain an employment B class use on the site. Furthermore the development is not considered to have a significant adverse impact on the character and appearance of the area, neighbouring amenity or highway safety. The development therefore complies with the relevant policies in the development plan.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00754

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:

Proposed second floor plan 1832-05

Proposed elevations - 1832-06

Parking layout - 1832-01

Reason: - To ensure provision of a satisfactory development.

- 3 The development hereby permitted shall be used only for B1A(Offices), and for no other purpose whatsoever including any other purpose in Class B of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: To restrict the use of the premises in the interests of local amenity as residential properties are around the application site, and to retain the site in employment use, having due regard to Policies CS2, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.