
Site Address:	St Josephs Church Hall, West Street, Havant, PO9 1LP		
Proposal:	Change of use of small hall (Parish Meeting Rooms) and ancillary areas from Sui Generis to Class D1 (non residential institution).		
Application No:	APP/18/00186	Expiry Date:	10/04/2018
Applicant:	Fr Adams The Portsmouth Roman Catholic Diocesan Trust		
Agent:	Mr Hampshire The AED Practice	Case Officer:	Tina Pickup
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

St Josephs Church, Presbytery and Halls are located on the north side of West Street, set in a substantial site with car park for 32 spaces plus 2 disabled spaces, grassed open area and graveyard. The site lies within Brockhampton Conservation Area.

There are 2 vehicular access points - one to the west serving the main car park, and one to the east that provides access to the Presbytery and a rear garage. The Roman Catholic church dates from 1875 and is constructed of stone and flint with slate roof. The front (southern) and eastern boundaries are also flint walls. There is a main, large hall set behind the church and immediately adjacent the car park, with an internal link from the Presbytery. Access to this hall would mainly be via the car park. This main hall has an authorised use of Class D1 and is used for clubs, societies, events etc.

The red lined application site relates to purely the smaller Parish Hall set in the north eastern corner of the site adjacent the graveyard. This is an older style red brick building with pitched slate roof. There is a porch addition to the north providing an access door from the car park, thus enabling users of the Parish Hall direct access without needing to use the narrow access along the eastern boundary of the site. There is also a kitchen at the eastern end of the building. Internally the Parish Hall adjoins the large hall with doors that could be opened creating one larger space.

The Parish Hall is currently mainly used as a meeting room in connection with the church. A recent planning history enquiry revealed that the lawful use of this smaller Parish Hall was Sui Generis.

To the rear of the Presbytery (which is occupied by the priest) there is also an internal subdivision and self contained residential flat on site that is occupied by a tenant separately to the church (134A).

The character of the area is predominantly residential - the site is surrounded by two storey dwellings but Portsmouth Water's commercial site lies opposite the site.

2 Planning History

Applications for the main hall date back to the 1950's with subsequent alterations and extensions to the hall in the 1980's.

98/53561/1 - creation of self-contained unit to be known as 134a West Street PP

10/9/98

No more recent planning history

3 Proposal

Change of use of small hall (Parish Meeting Rooms) and ancillary areas from Sui Generis to Class D1 (non residential institution).

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)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM2	(Protection of Existing Community Facilities and Shops)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Brockhampton

5 Statutory and Non Statutory Consultations

Conservation Officer

I am happy that the application is for only the change of use and that this is highly unlikely to have any impact on the Conservation Area and will not affect its character or setting. The planning statement submitted confirms that there will be 'no physical works involved in this application'.

Therefore I have no objection to the application.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: 02/03/2018

Number of representations received: 2

Comment	Officer Comment
None received	

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 Conservation Area and character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) 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. The location of the site within Brockhampton Conservation Area means there is a statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving or enhancing the character and appearance of the area.

(ii) Impact upon the Conservation Area, character and appearance of the area

The proposal relates to a change of use only and there would be no physical alterations to the building at all. On this basis there would be no harm to the integrity of the historic environment which would by default be preserved.

The proposed change in the use of the hall would only result in a subtle change of this small part of the site within the wider church site. The proposed D1 use would enable the Parish Hall to also be let out for private functions, groups, pre-school/nursery or after school clubs etc. The main hall is already in D1 use and this would enable both halls to have the same use. The additional activity and comings and goings would be marginal compared to the existing meeting room use and taking into account the whole site. The retention of this community facility is supported.

(iii) Impact upon residential amenity

Residential dwellings do back onto the site and therefore any additional noise generated from comings and goings could have an adverse impact. The church and halls have no hours of operation planning conditions and the site is managed in a respectful manner with no late night bookings taken. The LPA has no record of any complaint of noise from any neighbour. Therefore the proposed use of the Parish Hall for general D1 purposes when it is so linked to the remainder of the site is unlikely to have any adverse impact on the amenity of neighbouring residents contrary to policy CS16 or DM10.

(iv) Highways and parking

The site has an existing large car park that can accommodate at least 32 vehicles. For church halls the current Parking SPD requires 1 space per 10sqm of open hall. The Parish Hall has an approximate open floor area of 60 sqm and the existing larger hall 145sqm. Therefore the existing car park is more than adequate to meet the current Parking SPD.

8 **Conclusion**

The proposed use of the Parish Hall for D1 purposes is considered appropriate given the context of the wider site and unlikely to have any adverse impact on the character of the area or neighbouring amenity. The proposal is therefore recommended for permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00186

(A) 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:

Planning Statement Issue 1 by the aed practice ltd dated 9th February 2018
1:1250 Site Location Plan and 1:500 Church Plan

Reason: - To ensure provision of a satisfactory development.
- 3 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (as amended) and any Town and Country Planning (General Permitted Development) Order, the premises shall only be used for Class D1 purposes within of the above Use Classes Order.
Reason: To maintain control over the site in the interests of amenity and policy having due regard to Policies CS16 and DM2 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.