



On behalf of Geo & R Carrell Properties Ltd.

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Planning Design & Access Statement

Rothmans' Building, 24 Park Road South, Havant

Use of Roof Storage Space as Offices with Ancillary Provision of
Rooflights

1. The Site



- 1.1 Park Road South Leads north from the roundabout junction with the A27 to the south and runs through Havant Town Centre, with the major town centre development being to the east of the road which is a busy dual carriageway thoroughfare.
- 1.2 No. 24 is located on the west side of the road and is a two storey office building with dormer windows providing light to storage space within the roof.



2. The Planning History & Proposal

2.1 The existing building was permitted on 23 December 2003 under Planning Reference 01166897/000.

2.2 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:

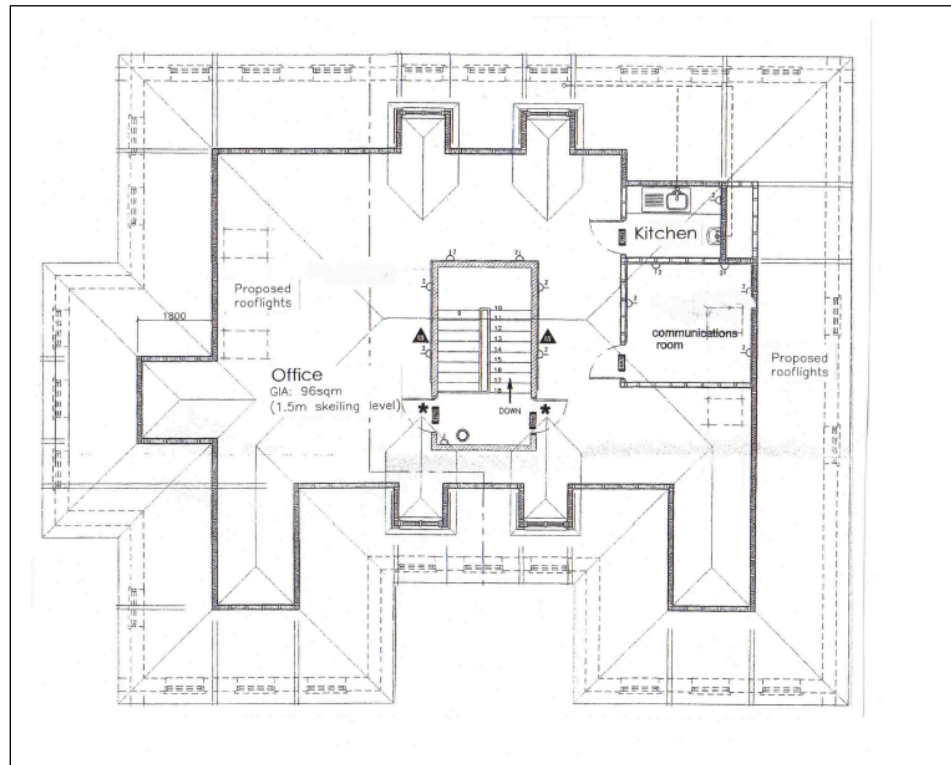
The roof space of the building shall not be used for any purpose other than storage ancillary to the use of the ground and first floor as offices.

Reason: To ensure adequate vehicle parking on site is provided in the interests of highway safety.

2.3 This situation has persisted since the construction and occupation of the building. The needs of the occupiers are now such that the storage space is not required but additional office space is.

2.4 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. It is understood that this does not fall within

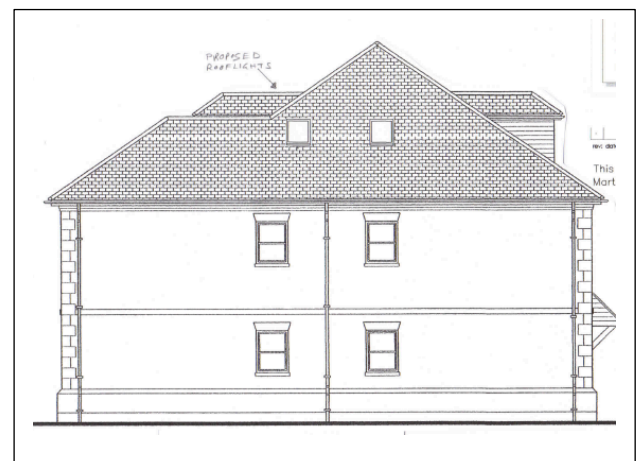
the remit of 'permitted development' and so is included as part of the parcel of proposals. NO ADDITIONAL SPACE IS TO BE CREATED.



Proposed Office with Rooflight Positions Shown



South



North

3. National Planning Guidance

National Planning Policy Framework (NPPF)

- 4.1 The NPPF sets sustainability in all its forms at the heart of planning. Paragraph 9 states:

“Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;*
- moving from a net loss of bio-diversity to achieving net gains for nature;*
- replacing poor design with better design;*
- improving the conditions in which people live, work, travel and take leisure;*
- and*
- widening the choice of high quality homes.”*

- 4.2 Paragraph 17 states in part:

“Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:

.....

- not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;.....*
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;”*

- 4.3 Paragraph 53 states:

“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”

5. Local Planning Policy

Havant Borough Core Strategy

- 5.1 Policy CS2 Employment - This policy allows a flexible approach to achieving the additional employment (including B1 Office) required by the Plan.
- 5.2 Policy CS16 High Quality Design - amongst other matters this policy seeks to ensure that development 'adapts to the changing needs of the users'.
- 5.3 Policy CS20 Transport and Access Strategy

Havant Borough Council Parking Supplementary Planning Document July 2016

- 5.4 Table 2 sets out the relevant car parking standards for the site:

TABLE 2			
Land Use	Car parking standard	Cycle standard (minimum)	
	Minimum parking standard	Long stay	Short stay
B1(a) office	1 space per 30 sqm Refer to note 1	1 stand per 150 sqm GEA note	1 stand per 500 sqm GEA
B1 (b)(c) high tech/light industry	1 space per 45 sqm	1 stand per 250 sqm GEA note	1 stand per 500 sqm GEA
B2 general industrial	1 space per 45 sqm	1 stand per 350 sqm GEA note	1 stand per 500 sqm GEA
B8 warehouse	1 space per 90 sqm	1 stand per 500 sqm GEA note	1 stand per 1000 sqm GEA

6.0 Planning Statement

- 6.1 The condition restricting the use of the 2nd floor of the building to storage only is based on the aim only of retaining sufficient car parking on the site. The floorspace of the storage area is 96m² which equates to 3 car parking spaces using the above standard. By the same standard the existing storage space equates to a need for 1 car parking space.
- 6.2 The increase in car parking need therefore equates to 2 car parking spaces. This figure is borne out by using the same figures for the whole of the floorspace of the building.

Existing Ground and First Floor Office Space - 456m² = 15 car spaces

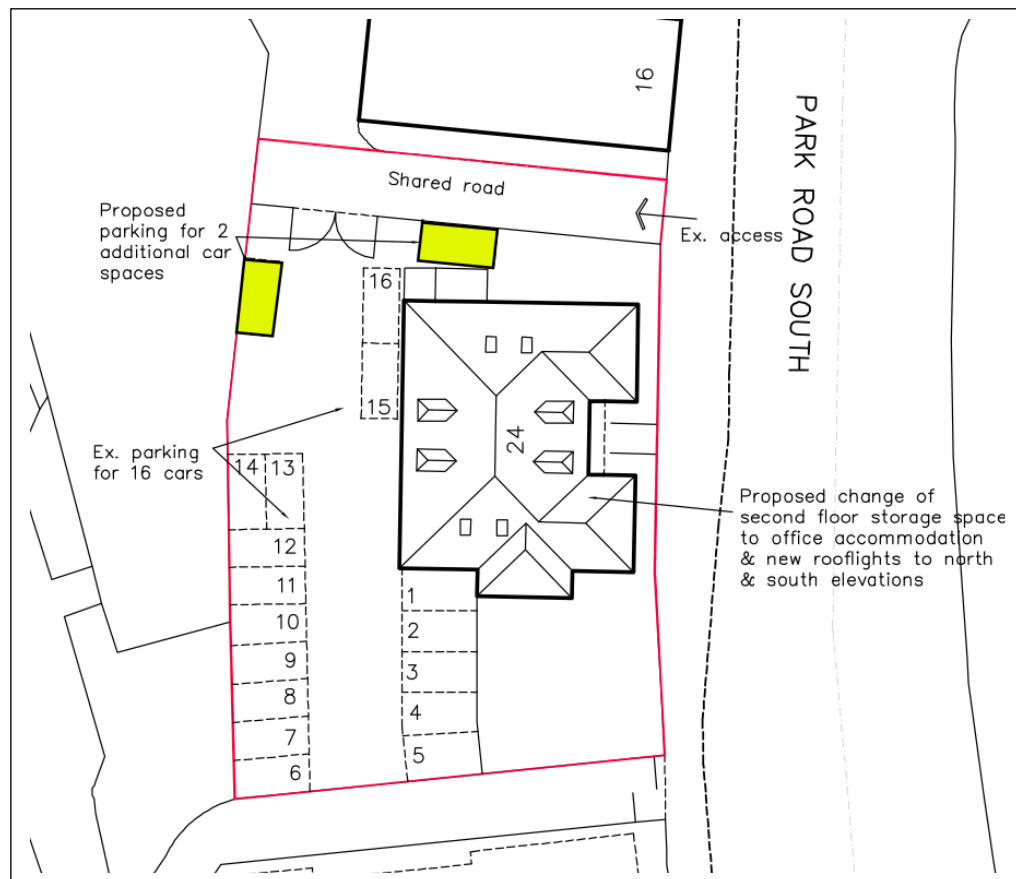
2nd Floor Storage - 96m²

= 1 car space

TOTAL

= 16 car spaces

- 6.3 There are a total of 16 car spaces on site but a further 2 spaces can be satisfactorily provided as on the submitted plan below:



- 6.4 The proposed car spaces do not have direct access on to the main road and function adequately for purpose.
- 6.5 The proposed rooflights are for natural light only and do not have any adverse impact such as overlooking.

Other Matters

- 6.6 In this location, and in view of the proposed use and 2nd floor level, it is not considered that the proposed use will have any other adverse impact or be mutually impacted by any of the adjoining uses.

7.0 Conclusion

- 7.1 The proposal does not create any new floorspace. The existing space is proposed only as office which was restricted by the original grant of permission. The restriction was put in place to ensure the retention of adequate car parking. Such car parking can be provided up to the latest Council standards.
- 7.2 The proposed rooflights will not adversely impact the visual appearance of the building or the amenities of any adjacent buildings.
- 7.3 The Planning Authority is therefore requested to grant planning permission in this case.