
Site Address:	Fiscal House, 2 Havant Road, Emsworth, PO10 7JE		
Proposal:	Change of use from financial services (Class A2) to offices (Class B1A).		
Application No:	APP/17/00634	Expiry Date:	21/08/2017
Applicant:	Mr & Mrs P A Munday		
Agent:	Edward Caush Associates	Case Officer:	Lewis Oliver
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

Fiscal House is located in the northwest corner of the Emsworth Conservation Area. The property is formed of a two storey block fronting Havant Road that has a modern shop frontage and a single storey rear/side elevation facing onto Warblington Road. The application site is adjacent to number 4 Havant Road, a grade II listed former service block to another nearby listed building. The site benefits from car parking in the former depot area, which provides allocated parking for each office unit.

2 Planning History

90/52444/002 - C/U of existing Unigate Dairy site with associated offices into office accommodation at ground and 1st floor level for Accountancy practice., PERM,19/06/1990

02/52444/007 - Change of use of existing office space at ground floor level to a private hire office and erection of a 4.34m radio antenna on chimney stack (1.9m of which will extend above existing chimney pot)., TPP,11/12/2002

98/52444/006 - Change of use to taxi office and erection of 4.6m (15ft) radio antenna (retrospective application)., TPP,21/04/1998

92/52444/003 - Retention of internally illuminated fascia sign, REF,02/04/1992

93/52444/004 - Prior notification for telecommunications terminal block and cabling, WD,22/12/1993

93/52444/005 - Notification as to whether prior approval is required for cables, terminal block and underground duct., PANR,21/01/1994

APP/16/01218 - Application for Lawful Development Certificate relating to existing use of site for office purposes., Withdrawn,07/02/2017. This application was withdrawn as insufficient evidence was submitted with the application to determine on the balance of probabilities that the site had been used for offices for the required period.

3 Proposal

The application is for the Change of use from financial services (Class A2) to offices (Class B1A). The site is currently used for offices, for the past for years, as is set out within the supporting documents. This application seeks to regularise the existing B1A office use on the site.

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)
CS2 (Employment)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 **Statutory and Non Statutory Consultations**

Conservation Officer, Development Control

Fiscal House, 2 Havant Road, Emsworth

Conservation Officer No Objection

Fiscal house is located in the northwest corner of the Emsworth Conservation Area. The property is formed of a two storey block fronting Havant Road that has a modern shop frontage and a single storey rear/side elevation facing onto Warblington Road. The application site is adjacent to number 4 Havant Road, a grade II listed former service block to another nearby listed building. In considering this application the following sections of the Listed Buildings and Conservation Area Act should be considered:

Section 66 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 listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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.

The proposal is for the change of use from Financial Services (class A2) to office use (class B1A). It is understood that the property is currently in B1A use. The change of use is not deemed to harm the setting or character of either the listed building or the Conservation Area.

Advisory:

The applicant should beware that any changes made to the shopfront or signage to the building may require planning permission.

Developer Services, Southern Water

Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

a Adequate soakaway or infiltration system

b Water course

c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

Economic Development - Commercial, Business Development/External Funding Officer

No comment on this application.

Environment Agency

No response

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: 12

Number of site notices: one

Statutory advertisement: Yes

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 highway safety

(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, which is unauthorised, however the proposal is 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.

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

Section 66 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 listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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.

The proposed (retrospective) change of use is considered to preserve the setting and character of either the listed building or the Conservation Area.

(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 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 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/17/00634 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 - 12:1089:L(2-)001 02 01
Floor plans - 12:1089:L(2-)002 03 A
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.