
Site Address:	Stable Cottage, Petersfield Road, Havant, PO9 5HD		
Proposal:	Change of use from residential to Use Class D1 (non-residential day services).		
Application No:	APP/17/00266	Expiry Date:	23/05/2017
Applicant:	Mrs Cloutman Portsmouth City Council		
Agent:		Case Officer:	Lewis Oliver
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

Stable Cottage is a Grade II listed building that is also within the Sir George Staunton Conservation Area. Formerly a residential dwelling the building is now currently unoccupied.

2 Planning History

APP/10/00901 - Fell 34No. Sycamore trees and stump treatment. Fell 1No. Holly tree and stump treatment. Fell 5No. Poplar trees and stump treatment. All within Sir George Staunton Conservation Area., RNO,21/01/2011

APP/11/01563 - Application to carry out tree works including removal of self set trees as per schedule within Sir George Staunton Conservation Area. , RNO,17/11/2011

APP/14/00097 - Fell 6No. Mature Sycamore trees within Sir George Staunton Conservation Area. , WD,13/03/2014

APP/15/00168 - Remove lower limbs overhanging path to 1No. Oak; Fell 1No. Horse Chestnut; Pollard 1No. Lime Tree to approximately 1.8m; within Sir George Staunton Conservation Area., RNO,18/03/2015

APP/16/00063 - Change of use from a paddock to a temporary overflow car park at Storey Gardens, Sir George Staunton Country Park. HCC reference HCC/2016/0014., RNO,12/02/2016

APP/16/01283 - Hampshire County Council Consultation for continued siting for a temporary building on site for a further four years at Sir George Staunton Country Park. HCC ref: HCC/2016/0863., RNO,02/02/2017

3 Proposal

The proposal is for the change of use from residential to Use Class D1 (non-residential day services). The proposal is for use of The Right to Work - Improved Work opportunities for people with learning disabilities. The Right to Work work in partnership with Staunton Country Park, the building would be used for art session, and for people arriving for work and to use at lunch times.

The users of the building for staff would continue to be dropped off at the Beacon Garden site part of Staunton County 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)
CS16 (High Quality Design)
CS7 ()

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: Sir George Staunton

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control

Principal Conservation Officer No Objection

Stable Cottage is a Grade II listed building that is also within the Sir George Staunton Conservation Area. Formerly a residential dwelling the building is now currently unoccupied.

The proposed change of use will ensure that the building is occupied and given a new lease of life which is supported. There are no external or internal changes proposed as part of this application which is welcomed.

However, I would like to advise the applicant that as the building is listed some works (if deemed necessary) may need listed building consent. To avoid confusion I would advise the applicant to contact the Council if they have any questions prior to undertaking any work on the building.

No conditions.

Highways Engineer, Development Engineer

The Highway Authority has no adverse comment to this application.

Historic England

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: 1

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 14/04/2017

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

(i) Principle of development

The application site is situated within a non-urban area. The development is for the change of use of an existing residential building. The application is accompanied by supporting information from The Right to Work Charity and Portsmouth City Council. This supporting information states that this scheme would help enable and improve work opportunities for people with learning disabilities. It is therefore considered the proposal has demonstrated that this establishment would result in a positive community benefit for those with Learning disabilities and would help support the partnership working with Staunton Country Park. The principle of development is therefore considered acceptable.

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

The proposed change of use will ensure that the building is occupied and given a new lease of life which is supported and would ensure an optimum viable use of the listed building. There are no external or internal changes proposed as part of this application, as such the proposal is considered to conserve the character and setting of the listed building and would not have a significant adverse impact on the character and appearance of the area.

(iii) Impact upon residential amenity

Given the location of existing building, and that there are no neighbouring properties within the immediate vicinity, the development is not considered to have as significant adverse impact on the amenities of neighbouring properties.

(iv) Impact on highways

The development would help facilitate the existing Right to Work Charity commitments, in addition the Highway Engineer has raised no objection to this application. It is therefore considered that the development would not have a significant adverse impact on the safety or free flow of the highway network.

8 Conclusion

The principle of the change of use is considered acceptable as it would help enable and improve work opportunities for people with learning disabilities. Furthermore it would conserve the character and setting of the listed building and would not have a significant adverse impact on the amenities of neighbouring properties or on highway safety.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application

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 floor plan

Proposed block plan/location plan

Reason: - To ensure provision of a satisfactory development.

- 3 The development hereby permitted shall be used for D1 (non-residential day services) use only and for no other purpose (including any other purpose in Class D of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: To restrict the use of the premises in the interests of highway safety and local amenity in accordance with policy CS7 of the Havant Borough Core Strategy 2011