

Planning Policy Comments

Application No	APP/22/01231
Address	Fiscal House, 2 Havant Road, Emsworth, PO10 7JE
Development	Alterations, extensions and change of use to the single storey offices from single storey B1a office use to 1No. two storey 3 bed dwellinghouse
Case Officer	LW
Comments By	JB
Date of Comments	9 May 2024

The following policy comments deal with the flood risk sequential test only

Flood Risk Sequential Test

The site lies within Flood Zone 2 and 3. The proposal is for a change of use / conversion of an existing single storey building, with an extension upwards to create a second storey. The question is whether this proposal requires a sequential test for flood risk.

National guidance specifically exempts changes of use, including changes of use to residential from the requirement to undertake and pass the sequential test.

In this case an additional storey is being added, so the proposed development goes beyond a straightforward change of use.

Havant Borough Council's sequential test guidance does not cover this exact scenario, but does include provisions for replacement dwellings with a larger footprint than the original dwelling. This recognises that householders would be able to extend a dwelling without applying the sequential test, since householder extensions are specifically exempt through national policy. That being the case, the guidance exempts larger replacement dwellings from the sequential test. This is considered to be a scenario akin to the additional storey proposed in this application.

Taking the provisions for changes of use, extensions to dwellings and larger replacement dwellings together, it is concluded that the sequential test is not required for this proposal.