
Site Address: 32A and 32B Market Parade, Havant, PO9 1QF
Proposal: Prior notification for change of use of first and second floors, from Class B1(a) office use to C3 residential use subject to prior approval covering flooding, highways and transport issues and contamination.
Application No: APP/15/00652 Expiry Date: 20/10/2015
Applicant: Mr Jassat Team: Team 1
 Northlands Holdings Ltd, C/O
 Richmond Lodge Management,
Agent: Mr Sharpe Case Officer: Rachael McMurray
 Quintessence SMD Ltd
Ward: St Faiths

Recommendation:

1 Site Description

The site is located on Market Parade opposite the pedestrian section of the parade. It comprises a three-storey corner unit. The ground floor is occupied by a pizza take away unit. The access to the first and second floor vacant offices is via staircase accessed on Market Parade. There is a parking / service area to the rear of the building.

2 Planning History

None relevant

3 Proposal

Prior notification for change of use of first and second floors from Class B1(a) office use to C3 residential use subject to prior approval covering flooding, highways and transport issues and contamination. This would result in 2 x 2no bed residential units being created.

4 Policy Considerations

Prior notification for change of use from class B1(a) office use to C3 residential use subject to prior approval covering flooding, highways and transport issues and contamination.

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways:
No objections

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: 20

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

The change of use of the premises proposed is the subject of recent changes to the General Permitted Development Order (GPDO) which have given a general permitted development right for such changes to take place with only a 'prior approval' process to go through. Consequently the principle of the change of use is considered acceptable. Having regard to the relevant conditions of the GPDO it is considered that the main issues arising from this application are:

- (i) Transport and highways impacts of development
- (ii) Contamination risk on the site
- (iii) Flooding risks on the site
- (iv) Habitat Regulations

(i) Transport and highways impacts of development

Each unit would have one parking space which is considered to be sufficient for a town centre location. Furthermore, the site is in a sustainable location with nearby train station and bus routes. There are also public car parks in the vicinity of the site. The previous B1 office use would have generated a level of traffic and parking likely to be similar or greater than the current proposal. The proposal is not considered to result in a material increase or materially change the character of traffic in the vicinity of the site. The Development Engineer has raised no objections to the proposal.

(ii) Contamination risk on the site

There are no known contamination issues on this site, and this development comprises of internal conversion works only. Consequently with regard to contamination risks, there are no concerns.

(iii) Flooding risks on the site

The site is located within Flood Zone 1 and it is not considered that flood risk is an overriding concern in relation to this development.

(iv) Habitat Regulations

As the change of use would result in new residential dwellings, the applicant is required to pay a contribution of £174 (plus administrative and monitoring fee) towards the SDMP. This payment has not been secured as part of the Prior Notification process but will need to be satisfied prior to the commencement of development to

comply with the Habitat Regulations, which fall outside of the prior approval requirements.

8 Conclusion

In conclusion the proposed change of use is acceptable under the regulations and would not result in unacceptable highway/transport concerns, flood risk or contamination issues. The requirements of the Habitat Regulations need to be addressed by the applicant outside of the prior approval process. Therefore prior approval can be recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to Approve the details provided for application APP/15/00652 and to grant prior approval.