
Site Address: Latchmore House, 99-101 London Road, Cowplain,
Waterlooville, PO8 8XJ

Proposal: Prior notification for change of use from Class B1(A) office use to C3 residential use (8No. flats) subject to prior approval covering flooding, highways and transport issues and contamination.

Application No:	APP/16/00057	Expiry Date:	16/03/2016
Applicant:	Mr P Shirlaw ABI Developments	Team:	Team 2
Agent:	Mr Jonathan McDermott Town Planning Experts	Case Officer:	Daphney Haywood
Ward:	Cowplain		

Recommendation:

1 Site Description

Latchmore House, 99-101 London Road, Cowplain, comprises a recently vacant office building on the west side of London Road. The property occupies a corner plot with access to a car parking area off Latchmore Forest Drive.

2 Planning History

90/50374/002 - First floor extension to offices fronting Latchmore Forest Grove, PERM,31/01/1991

APP/15/00943 - Prior notification for change of use from Class B1(a) office use to C3 residential use (6 dwellings) subject to prior approval covering flooding, highways and transport issues and contamination., Approved,14/10/2015

APP/15/01146 - Construction of two storey extension and mansard roof to form 5No. flat., Refused,08/12/2015

3 Proposal

Prior notification for change of use from Class B1(A) office use to C3 residential use (8No. flats) subject to prior approval covering flooding, highways and transport issues and contamination.

4 Policy Considerations

This application is for a prior approval and can only be assessed in relation to (a) transport and highway impacts; (b) contamination risks; and (c) flooding risks in connection with the development.

5 Statutory and Non Statutory Consultations

Mr P Marshall, Development Engineer

I have no adverse comment to this application

Environmental Health Manager, Community Group

There remains uncertainty with respect to the commercial history of this site, and it is possible that former activities could represent potentially contaminating landuses.

Informative requested.

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: 22

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

- 7.1 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

- 7.2 The submitted plans include the tarmac areas to the side and rear of the site in accordance with the existing access and parking arrangements, and the supporting letter indicates that 8 spaces would be available for the proposed flats. . This is considered sufficient for the proposed residential use, which is not considered to result in any increased overall parking requirement than the previous office use, and is not considered to result in a material increase or materially change the character of traffic in the vicinity of the site.

- (ii) Contamination risk on the site

- 7.3 There are no known contamination issues on this site, and the proposal comprises conversion works with no new build. The curtilage of the premises contains predominantly hard surfaced car parking with little scope for ground interruptions. However, as the previous commercial history is uncertain an informative in accordance with the HE request is recommended.

- (iii) Flooding risks on the site

- 7.4 The site is located within flood zone 1 and it is not anticipated that the site is vulnerable to flooding.

(iv) Habitat Regulations

- 7.5 The required contribution for 6 dwellings was paid under the previous application. An appropriate draft deed for the 2 additional dwellings has been supplied to the Applicant, should they wish to link the financial contribution required by the Habitat Regulations to the current application. These outstanding matters would not justify withholding a Prior Approval in this case.

8 Conclusion

- 8.1 The proposed change of use is supported by the current GPDO and the NPPF, and there are considered to be no adverse impacts relating to flooding, transport or contamination arising from the proposal. Prior Approval should therefore be granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to Approve the details provided for application APP/15/00452 and to grant prior approval.

Wording for Decision Notice

PRIOR APPROVAL IS REQUIRED AND HEREBY GIVEN

You are advised that under the provisions of Class O, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, this prior approval notice only has effect if:

(a) the development is carried out in accordance with the details hereby approved and the following conditions;

(b) the use of the building for Class C3 (dwelling houses) use is begun on or before 30th May 2016. Should the change of use take place after that date then a separate permission will be required.

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing plan 001revB
Proposed plan 002 Rev A

Reason: - To ensure provision of a satisfactory development.

- 2 Car parking for 8 vehicles, turning and vehicular access arrangements shown to serve the development hereby permitted shall be made fully available within the application site, as identified by the red line, for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and The National Planning Policy Framework.