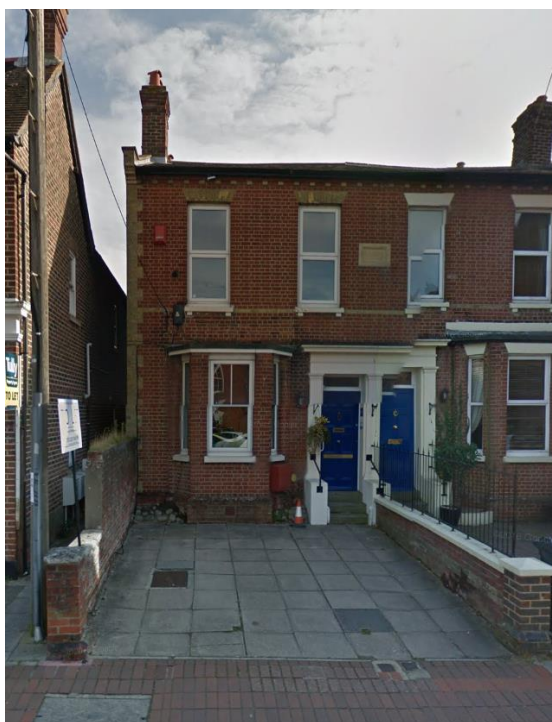




PLANNING STATEMENT

**FOR
PSYCHOLOGY CHARTERED**

Nº 19 SOUTH STREET HAVANT



Courtesy Google Streetview

**Bryan Jezeph Consultancy Ltd
The Gallery
3 South Street
Titchfield
Hampshire
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1.0 INTRODUCTION AND BRIEF

- 1.1 This Statement accompanies a planning application for a Change of Use of premises at 19 South Street from use by Havant Conservative Association as offices and meeting rooms to use as offices and consulting rooms for Psychology Chartered.
- 1.2 This Statement sets out background information about the premises, the existing uses and the proposed uses.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The premises are situated on the eastern side of South Street Havant. They are located some 100m south of the junction of North, South, East and West Streets at the heart of the town.
- 2.2 No 19 is a semi-detached two storey Victorian house with a single bay at ground floor level. The property is constructed of red brick elevations with decorative quoins and a string course. The roof is slate. The front garden is entirely paved and has a dropped kerb the entire width of the frontage.
- 2.3 There is a rear garden laid mainly to grass behind the property. There is pedestrian access to the rear.
- 2.4 The internal arrangement of rooms is shown on the plans supplied with the application.
- 2.5 South Street comprises a mix of building types and sizes. Many properties front the back edge of the footpath. However, No 19 and its semi-detached neighbouring property set back to provide a front forecourt. The buildings in South Street are in a mix of commercial and residential uses.

3.0 PLANNING HISTORY

- 3.1 The planning history showing on the Council's web site indicates that the property was the subject of four applications in the 1990s. These were:-

92/56963/000
Provision of 4 No Velux windows in North Elevation
Permission 22.04.92

92/56963/001

Change of use of part of ground floor from offices to 1 bedroomed flat
Refused 21.04.92

96/56963/002

Change of use from office to 1 bedroom flat
Permission 26.02.96

98/56963/003

Change of use of first floor offices to self-contained flat
Permission 22.09.98

- 3.2 The current use of the premises is by Havant Conservative Association as offices, and for meetings held by the Association and its members. Until recently the premises were also used by the MP for his constituents' surgery. It is understood to have been in this use since 2001 or thereabouts.
- 3.3 Photographs showing the existing internal arrangements of the property accompany this application.

4.0 THE PROPOSED USE

- 4.1 It is proposed to use the premises at 19 South Street as the consulting rooms and offices of Psychology Chartered. The business offers a comprehensive range of clinical services delivered by experienced and specialist Clinical Psychologists. The work involves delivering assessments, reports and evidence based treatments to patients, their families, clinicians and legal practitioners.
- 4.2 The Practice hours are 9.00 until 5.00pm but staff may be on the premises outside these times.
- 4.2 The Practice employs the proprietor Dr Maddicks who works full time for the business but who normally works from home on Wednesdays. Dr Maddicks is also frequently out of the office visiting patients. He employs two assistant psychologists who work part time, between them covering most of the working week. They use the premises as an administrative base. There is a full time administrator who works Monday to Friday from 9.00am till 5.00pm, an officer manager who currently works 3 days per week until mid-afternoon and a typist who works 9.00am to 5.00pm for 2 days per week.
- 4.3 These working arrangements result in a maximum of 4 employees being on site usually on Monday and Tuesday from 9.00am until 3.00pm. At other times there will be fewer people present.

- 4.4 The Practice receives relatively few patients on site as most patients are visited in their own homes due to the nature of injuries and treatment required. Furthermore, most consultations are quite long and may be up to four hours in length. Thus on an average week there may be between 10 and 15 visitors in total.
- 4.5 Much of the work undertaken by the Practice is medico-legal work which requires reading and assimilating information from clinical records and preparing reports in respect of the patients.
- 4.6 This low-key use appears to be less intensive than the existing use.

5.0 THE PROPOSED LAYOUT OF OFFICES

- 5.1 At ground floor level a reception area would be provided in the front room. Immediately to the rear and linked by double doors the second room would be used as a general office. In these rooms there would be desks, filing cupboards and seating for visitors.
- 5.2 At the rear of the property behind the stairs there would be a small consulting room. This would be readily available for any less physically able clients who could not manage the stairs.
- 5.3 To the rear of the small consulting rooms would be an office/storage space. Beyond this room the current lobby would be fitted out as a bathroom.
- 5.4 At first floor level the current office at the front of the property would be retained as an office. The room immediately to the rear which is also in use as an office would be retained as an office with dual use as a consulting room.
- 5.5 The existing toilet and kitchen located behind the stairs would be retained in their existing uses. The room at the rear of the house which has been in use for meetings would be used as a consulting room.

6.0 LOCAL PLANNING POLICY

- 6.1 The Development Plan comprises the Havant Borough Core Strategy was adopted in March 2011 and the Havant Borough Local Plan (Allocations) adopted July 2014. The purpose of these documents is to guide planning uses within the Borough.
- 6.2 The Havant Borough Core Strategy provides the planning strategy for the Borough. It contains a section on Health and Wellbeing which is

supported by Policy CS1 Health and Wellbeing. The focus of this policy is provision of open space, recreational and sports facilities, cycling, allotments, harbour moorings and leisure facilities. There is no reference in the main policy to provision of medical facilities or services. The sub-text refers to life expectancy, child obesity, mortality rates from heart disease and cancer but there is nothing specific to facilitate provision of health services.

- 6.3 The Havant Borough Local Plan (Allocations) is supportive of the Core Strategy and identifies sites for specific uses. It also provides some 'development management' policies as does the Core Strategy. No policies of direct relevance to the proposed use could be identified.
- 6.4 The Interactive Policies Map shows the site to be outside the designation 'Town, District and Local Centre' and therefore not subject to policies CS4 or AL3.1. It is also outside of the boundary of the area of Havant Town Centre Regeneration of the Borough and therefore beyond the scope of Policy CS6.
- 6.5 The application site lies within the St Faith's Conservation Area. The change of use will not have any material impact on the external appearance of the building.

7.0 PARKING PROVISION

- 7.1 It has been noted above that the use of the premises is anticipated to generate very low levels of visitor activity.
- 7.2 There is existing parking provision for two cars on the frontage of the property.
- 7.3 The site is exceedingly well located relative to Havant Town Centre. It is 400m from the bus station and 450m from Havant Railway Station.
- 7.4 There are public car parks which could serve the premises in The Pallant at 350m and in the multistorey in the Meridian Centre in Bulbeck Road at 300m.
- 7.5 The existing use already generates a theoretical parking level and as the uses would be very similar it is considered that the proposed change to use by Psychology Chartered would make no greater demands for parking than the current use.

8.0 CONCLUSION

- 8.1 The proposed use would be very similar to the existing use of the property in terms of the office and administration work undertaken. Both the existing and proposed uses receive some visitors to the premises.
- 8.2 The only changes required to the building to accommodate the proposed new use relate to internal décor. There would be no material change to the external appearance.