

Planning Statement

**Prior Notification to convert the 2 commercial units (Class E)
into 2 x 1 bedroom flats (Class C3)**

**7 and 8 Northlea, Prince George Street, Havant PO9 1FR
(formerly 40 North Street, Havant)**

14 St Georges Business Centre - St Georges Square - Portsmouth - PO1 3EZ

023 9252 3352 - help@tpexpert.org - www.tpexpert.org

Jonathan McDermott, Keith Oliver, Helen Morris-Ruffle and Tim Perkins are Chartered Town Planners regulated
by the Royal Town Planning Institute

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REG 197 6095 56

Site Information

Consultant	Keith Oliver
Client	North
Site Address	7 and 8 Northlea, Prince George Street, Havant PO9 1FR
LA	Havant BC
Description of Development	Prior Notification to convert the 2 commercial units (Class E) into 2 x 1 bedroom flats (Class C3)
Pathway (PD/Application/Appeal)	Prior Notification

Constraints Review

Flood Risk Zone	Flood Zone 1
Contaminated Land	No
Tree Preservation Order	No
Heritage Assets	Conservation Area
Noise Abatement Areas	No
Explosive Hazard Areas	No
Area of Outstanding Natural Beauty	No
Special Protection Area	No
Site of Special Scientific Interest	No
RAMSAR Convention Site	No
Site of Importance to Nature Conservation	No
Article 4(2) Directions	No

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Planning History

Relevant History

95/58400/000 – Change of use from A1 retail to B1 offices. Permission 1995

APP/18/00568 – Change of use from workshop (B1c) to ancillary retail use. Permission 2018

APP/18/00784 | Change of use from independent first floor Flat (C3) to ancillary retail use (A1) in association with ground floor shops, alterations to fenestration. Permission 2018

APP/18/00787 - Prior notification for change of use of workshop from Class B1(c) use to C3 residential use. Permission 2018

APP/19/00387 - Change of use of part rear shop to enlarge ground floor studio flat approved pursuant to Permission APP/18/00787 to create 1bed flat. Permission 2019

Report Date

<Todays Date>

1. Introduction

1.1. This statement has been prepared to support the following proposal:

Prior Notification - Convert the 2 commercial units (Class E) into 2 x 1 bedroom flats (Class C3)

1.2. The Town Planning Experts act as planning consultants for the applicant.



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Site Photograph

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2. Site Context

- 2.1. The site is located on the eastern side of North Street, Havant on the junction with Prince George Street.
- 2.2. The property currently comprises a 2-storey building with 2 ground floor retail units fronting North Street/Prince George Street.
- 2.3. On the first floor are four independent flats accessed from various entrances
- 2.4. The front part of the building is of brick under a tiled roof.
- 2.5. Adjacent properties are in commercial use on the ground floor with residential accommodation above.
- 2.6. There is a public car park to the rear. There is a further car park on the opposite side of North Street.
- 2.7. The site lies within Havant Town Centre and within the St Faith's conservation area

3. Principle of Development

- 3.1. Nos 7 and 8 Northlea, Prince George Street, Havant (formerly 40 North Street) consists of two shop units on the ground floor of this property.
- 3.2. The whole property was purchased by the applicant in 2018, prior to which it was a two shops and a workshop on the ground floor.
- 3.3. Since 2018 the upper floor and the former workshop to the rear have been converted to residential use.
- 3.4. In September 2020 changes to the Use Classes Order saw the former retail uses incorporated into a new business, commercial and service use, Class E.
- 3.5. As of 1 August 2021 conversion of uses under Class E are permitted by virtue of Class MA of the General Permitted Development Order, although development is not permitted by Class MA—

(a) unless the building has been vacant for a continuous period of at least 3 months immediately prior to the date of the application for prior approval	The building has been vacant since 2018
(b) unless the use of the building fell within one or more of the classes specified in subparagraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval	The premises fell solely within Class A1
(c) if the cumulative floor space of the existing building changing use under Class MA exceeds 1,500 square metres	The floor area is 77.65 sq m

(d) if land covered by, or within the curtilage of, the building— (i) is or forms part of a site of special scientific interest; (ii) is or forms part of a listed building or land within its curtilage; (iii) is or forms part of a scheduled monument or land within its curtilage (iv) is or forms part of a safety hazard area; or (v) is or forms part of a military explosives storage area	No No No No No
(e) if the building is within— (i) an area of outstanding natural beauty; (ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981 (iii) the Broads; (iv) a National Park; or (v) a World Heritage Site;	No No No No No
(f) if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained	Not applicable
(g) before 1 August 2022, if— (i) the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and (ii) the development would not have been permitted under Class O	Not applicable

immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3	
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3.6. Subject to the above the prior approval of the local planning authority is required, but the authority can only have regard to the following matters:

- (a) transport impacts of the development, particularly to ensure safe site access;
- (b) contamination risks in relation to the building;
- (c) flooding risks in relation to the building;
- (d) impacts of noise from commercial premises on the intended occupiers of the development;
- (e) where—
 - (i) the building is located in a conservation area, and
 - (ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;
- (f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;
- (g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and
- (h) where the development involves the loss of services provided by—
 - (i) a registered nursery, or
 - (ii) a health centre maintained under section 2 or 3 of the National Health Service Act 20065, the impact on the local provision of the type of services lost; and
- (i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.

3.7. The above matters are considered in detail below.

3.8. Transport impacts of the development.

- 3.8.1. The shop units are considered to be very sustainably located within Havant Town Centre with easy access to local shops and services, as well as being close to the railway and bus stations.
- 3.8.2. Off-street parking for 2 cars is available off Prince George Street.
- 3.8.3 As shop units the premises would have generated a need for 2 parking spaces which is assumed to have been accommodated in the area. The change to 2No 1-bed flats is not considered likely to increase the number of motor vehicles.

3.9 Contamination risks in relation to the building

- 3.9.1. There is no history of contamination on the

3.10. Flooding risks in relation to the building

- 3.10.1. The premises lie in Flood Zone 1 where flood risk is considered minimal.

3.11. Impacts of noise from commercial premises on the intended occupiers of the development

- 3.11.1. The surrounding premises are in residential or commercial (Class E) use
- 3.11.2. There are no significant existing commercial noise sources affecting the property.

3.12. The impact of the change of use on the character or sustainability of the conservation area

3.12.1. The building dates from the mid to late 19th century and sits on the corner of North Street and Prince George Street. It is situated at the northern end of St Faith's Conservation Area.

3.12.2. Government lays great weight on the conservation and enhancement of heritage assets and states in the National Planning Policy Framework:

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

3.12.3. In paragraph 197 it advises:

*In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality....*

3.12.4. The Havant Borough Core Strategy, adopted in 2011, requires regard to be had to preserving the environment and heritage of the Borough and indicates that permission will be granted which:

Protects and where appropriate enhances the borough's statutory and nonstatutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

3.12.5. Although not listed this property is of traditional design and, given its corner location, is a feature of North Street which provides the main vehicular access to the railway

station.

3.12.6. Since acquiring the property in 2018 the applicant has systematically converted and restored the building, converting the first floor and rear of the property to residential use.

3.12.7. It is acknowledged that the best way to maintain any building is to keep it in an appropriate use.

3.12.8. Despite continued efforts over 3 years to find a commercial user for the shop units, such efforts have proved abortive, reflecting the move of the town centre away from this end of North Street towards West Street and Solent Road.

3.12.9. Residential accommodation can be provided without any external changes other than those already approved, and as such, given the use of the remainder of the building and adjoining properties, would appear the most appropriate and viable use.

3.12.10. Given the changes in retail activity in recent years the provision of residential accommodation is seen as likely to assist in the vitality and viability of the town centre.

3.13. The provision of adequate natural light in all habitable rooms of the dwellinghouse

3.13.1. Changes to the fenestration were approved under APP/18/00784 a copy of which plan is attached for illustrative purposes. No further changes are proposed to the existing windows or doors. The approved plan is attached for illustrative purposes only.

3.14. The impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses

3.14.1. Not applicable.

3.15. The impact on the local provision of nursery or health services

3.15.1. Not applicable.

3.16. Fire safety impacts on the intended occupants of the building.

3.16.1. Not applicable

3.17. Both flats comply with the Nationally Defined Space Standards, having a floor area of 39.03 sq m and 38.62 sq m respectively.

4. Conclusion

- 4.1. Nos 7 and 8 Northlea, formerly 40 North Road, consist of two ground floor shop units. The proposal is to convert them to two flats.
- 4.2. The units have been vacant and marketed for 3 years with no offers having been received.
- 4.3. They lie within a very sustainable location within the town centre with easy access to local shops and services, as well as the bus and railway stations.
- 4.4. It is not anticipated that the change of use would result in any increase in motor vehicles visiting the property.
- 4.5. There are no flooding or contamination issues.
- 4.6. No commercial uses have been identified in the vicinity likely to cause noise nuisance.
- 4.7. By providing an appropriate use the applicant can maintain these properties to the benefit of both the conservation area and to the vitality and viability of the town centre.
- 4.8. External alterations were approved under APP/18/00784, no further changes are proposed.
- 4.9. Both flats would have adequate light by virtue of the existing windows.
- 4.10. In the opinion of the applicant the proposed conversion of these shop units to two flats is an appropriate use of this building in compliance with national and local policies and guidelines. As such it is considered that Prior Approval should be granted.

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