

Recommendation: **GRANT PERMISSION**

The site comprises a semi-detached, two-storey Victorian house with a single bay window at ground floor. It is located in South Street in Havant Town Centre and is within the St Faiths Conservation Area. The house is set back from the highway and there is a front forecourt for the parking of two vehicles. There is a rear garden and pedestrian access at the rear. The site is currently used as offices by the Havant Conservative Association.

98/56963/003 - Change of use of first floor offices to self contained 2 bedroom flat, PERM,22/09/1998
96/56963/002 - Change of use from office to one bedroom flat, PERM,26/02/1996
92/56963/000 - Provision of 4 No. velux roof windows to North elevation, PERM, APP/16/00604 - Application for Certificate of Lawfulness relating to use of premises as consulting rooms and offices., DEL,

Use of the premises as offices and consulting rooms by psychological clinicians.

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
DM14	(Car and Cycle Parking on Development (excluding residential))

Listed Building Grade: Not applicable.

Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

County Archaeologist:
No objections

FAO Conservation Officer, Development Control:
No objections

Retail and Town Centres:
No objections

FAO Mr P Marshall, Development Engineer:
No objections

Traffic Management:
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: 7

Number of site notices: Not applicable.

Statutory advertisement: 24/06/2016

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the streetscene
- (iii) Impact upon residential amenity

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. Whilst the proposed use of the building as a psychological clinicians is similar in nature to that of the existing use with regards to the main purpose being the provision of offices but with some visiting members of the public, this use is associated with providing a health services and therefore is more akin to a Class D1 use. As such there is a need to to establish the proposed use through a full planning permission.

(ii) Impact upon the residential locality .

The use of the building is currently for the Havant Conservative Association including the holding of meetings and a surgery for members and public to visit the elected MP. It is therefore a place which is visited and used by members of the public and members of the association during mainly daytime office hours. The proposed use would operate mainly between the hours 0900 and 1700 and would have a maximum of 4no. employees on site at one time. As the business mainly involves visiting patients at home, visits to the premises by patients would be fairly limited. Overall it is considered that the impact of the proposed use in terms of the level of activity it creates, would be akin to that of the existing use and would be unlikely to result in any further harm or disturbance to nearby residential properties. It should be noted that no objections were received against the application.

(iii) Impact upon the conservation area .

The proposed use would not result in any external changes to the building and therefore any visual impact to the conservation area would be avoided.

(iv) Parking considerations .

The site includes 2no. on site car parking spaces. However, the site is within a town centre location and is therefore considered to be sustainable in terms of being well served by public transport options and also public car parks close by the premises. It is considered that the demand for parking would be no greater than the existing use. The Council's Highways Engineer and Traffic Team have been consulted and have not raised any issues with the proposal.

8 Conclusion

The proposed change of use is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00607 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Planning Statement June 2016
Block Plan DN: H/118
Location Plan DN: H/118
Proposed GF plan - DN: SS3

Proposed FF plan - DN: SS4

Reason: - To ensure provision of a satisfactory development.