

Planning Application Response of Planning Policy

Application No:	APP/16/00279
Site Address:	11 The Pallant, Havant
Development:	Change of use from mixed use (retail, art gallery and coffee shop) to C3 (dwellinghouses).
Case Officer:	Mrs D Haywood
Comments by:	Gavin Stonham
Date of Comments:	6 th May 2016

Policy Status

The Havant Borough Local Plan (Core Strategy) and Local Plan (Allocations) provide the development plan for the Borough.

Comments:

This application is for a change of use of a three-storey listed building within Havant town centre and St Faith's Conservation Area from a mixed A1 use (retail, art gallery and coffee shop) to a three-bedroom house (Use Class C3).

Change of use from an A1 use to a C3 use is classed as permitted development under the General Permitted Development Order 2015, provided that the cumulative floor space of the building changing use is under 150m². The floor space of the building in this case is 125m².

The building was previously in use as a dwellinghouse and then later as an office (Use Class B1) prior to a further change of use being approved for its current use in 2007. It did not previously have any parking spaces attached to it. The site is also in a highly accessible location within the town centre. It is therefore not considered necessary for additional parking to be provided for this proposal to be acceptable under policy DM13 of the Core Strategy.

A reversion to the building's former residential use is unlikely to result in an adverse residential amenity impact for the area. The applicant has also mentioned that the art gallery within the building is rarely visited and has suggested that its contents could potentially be transferred to the nearby Spring and Arts Heritage Centre.

A SDMP payment would be required under policy DM24 of the Local Plan (Allocations), however a CIL payment would not be required as the proposal would not result in a change in the total floor space within the building.

Recommendation:

Approve.