

Consultee Comments for Planning Application APP/16/00860

Application Summary

Application Number: APP/16/00860

Address: 2-4 Park Parade, Havant, PO9 5AD

Proposal: Prior notification for change of use from a retail use (class A1/A2) or a mixed retail and residential use to C3 residential use subject to prior approval covering flooding, highways and transport issues, contamination and impact on adequate provision of services falling within A1/A2 and sustainability of the shopping area, where applicable; additionally any operational development necessary for conversion is subject to prior approval of design and external appearance.

Case Officer: Rachael McMurray

Consultee Details

Name: Consultee Environmental Health (Environment Team)

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: EHEnvironment@havant.gov.uk

On Behalf Of: Environmental Health Manager, Community Group

Comments

I have reviewed the submitted documentation. The property appears to have been constructed on managed greenfield land (Billy Lawn) between 1966 & 1971. There are no known or suspected land contamination issues, nor any particular air quality concerns (in respect of exposure of new residents to traffic related pollutants etc.).

I note however that the form of development would appear to exceed the permitted development limit of 150 sq.m (sched. 2, pt.3, M.1 c) &/or d)), consisting of approximately 250 sq.m on first floor alone, marked specifically as prior approval area. Given that a formal application is required for elements of Ground floor works and the entire second floor, it is unclear why permitted development rights are being invoked at all, unless this reduces the application fee burden.

Whilst the applicant has not demonstrated clearly that the identified permitted development area meets the description of part 3, class M, I would assume that as the address is 2-4, an individual allocation has been agreed for each (no. 2, and 4) notwithstanding that they are currently configured as a single unit.

Given the proximity of existing commercial properties to the proposed residential units, nuisance issues are foreseeable.

Please be aware that Environmental Health would likely to wish to comment on the full plans element of the development (in respect of sound transmission, noise / light nuisance), and I would

encourage the applicant not to utilise the permitted development rules for the purpose of implementing a lower building specification which might increase the potential for nuisance to be experienced by future occupants.