
Site Address:	13B St Georges Walk, Waterloooville, PO7 7TU		
Proposal:	Prior Notification for change of use of ground floor office from class B1(a) to C3 residential use.		
Application No:	APP/16/00624	Expiry Date:	16/08/2016
Applicant:	Flatiron Capital Ltd		
Agent:	Mr Keith Oliver	Case Officer:	Harriet Pitney
	The Town Planning Experts		
Ward:	Waterloo		

Recommendation:

1 Site Description

The application site is situated within the Waterloooville Town Centre, located at the rear of a commercial and residential parade of properties and is accessed via the car park for Golden Court.

The application site is the ground floor section of a three storey building with elevations of brick construction and a tiled pitched roof.

The current use at ground floor level is B1 and is bounded by a dental surgery and a funeral directors on either side.

The application site is located in a dense mix of both commercial and residential buildings within walking distance of all town centre amenities.

2 Planning History

None relevant

3 Proposal

This prior notification application under Part 3, Class O of the Town and Country Planning (General Permitted Development) Order 2015 as amended seeks prior approval for the change of use of the existing ground floor office (use Class B1) to C3 residential use.

Under the prior approval procedures the authority is only able to consider (a) transport and highway impacts; (b) contamination risks; (c) flooding risks; and (d) noise issues in connection with the development.

4 Policy Considerations

This prior notification application can be considered under Part 3, Class O of the Town and Country Planning (General Permitted Development) Order 2015 as amended, and as such there are no specific policy constraints on the development other than the National Planning Policy Framework 2012.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

The Highway Authority has no adverse comments on this application

FAO Environmental Health Manager, Community Group

The proposed change of use is considered to represent a low risk and as such no adverse comments or specific recommendations are to be made on this application.

Engineering/Drainage, Havant Council

No drainage observations subject to Southern Water confirming capacity in sewer system.

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: 6

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No objections received.

7 Planning Considerations

- 7.1 The change of use of the premises proposed is the subject of recent changes to the General Permitted Development Order (GPDO) which have given a general permitted development right for such changes to take place with only a 'prior approval' process to go through. Consequently the principle of the change of use is considered acceptable. Having regard to the relevant conditions of the GPDO it is considered that the main issues arising from this application are:

- (i) Transport and highways impacts of development
- (ii) Contamination risk on the site
- (iii) Flooding risks on the site
- (iv) Impacts of noise from commercial premises on the intended occupiers of the development
- (v) Other matters

- (i) Transport and highways impacts

The existing parking and access facilities on the site would not be altered as part of the proposal. There is 1 allocated parking space available to the rear of the property which is accessed from the car park (Golden Court) that services the application site and the adjacent residential properties. The site is located in a highly accessible and sustainable location within Waterlooville Town Centre and as such there are no concerns over transport and highway issues.

(ii) Contamination risk

There are no known contamination issues on this site, and the proposal comprises conversion works with no new build. The curtilage of the premises contains predominantly hard surfaced car parking with little scope for ground interruptions. Consequently with regard to contamination risks, there are no concerns.

(iii) Flood risk

The site is not within either Flood Zones 2 or 3 and as such there are no flood risks concerns associated with the proposal.

(iv) Impacts of noise from commercial premises on the intended occupiers of the development

The site is located with the commercial setting of Waterlooville Town Centre and is surrounded by offices, retail and other residential properties. On this basis, it is not considered that there are any noise concerns associated with the surroundings which will prejudice the amenity of the future occupiers of the development.

(v) Other Matters

Under the Habitat Regulations the proposal results in a new dwelling, for which avoidance and mitigation measures must be secured to protect the habitats and species of the Borough's European sites. To comply with these regulations the applicant is required to make a financial contribution towards the Solent Mitigation Project before development commences.

In this case, the applicant has paid the relevant contribution of £204.80 (which includes the financial contribution of £176 per dwelling, an administration fee of £20 and a monitoring fee of £8.80) and submitted a signed copy of the Payment Form/Deed. The requirement of the Habitat Regulations have therefore been met.

8 Conclusion

The proposed change of use is supported by the current GPDO and the NPPF, and there are considered to be no adverse impacts relating to flooding, transport, contamination or noise arising from the proposal. Prior Approval should therefore be granted.

9 RECOMMENDATION:

That the Head of Planning be authorised to approve the details provided in application APP/16/00624 and grant prior approval.