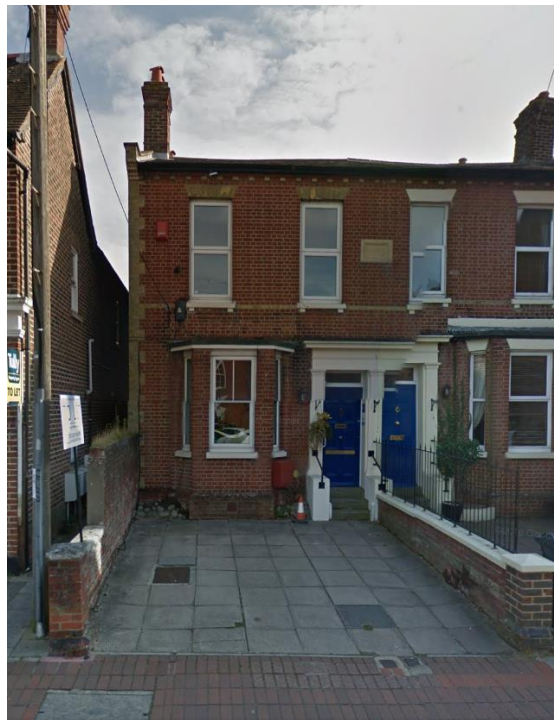




**SUPPORTING STATEMENT
FOR CERTIFICATE OF LAWFULNESS**

**FOR
PSYCHOLOGY CHARTERED**

Nº 19 SOUTH STREET HAVANT



Courtesy Google Streetview

**Bryan Jezeph Consultancy Ltd
The Gallery
3 South Street
Titchfield
Hampshire
PO14 4DL**

June 2016

1.0 INTRODUCTION AND BRIEF

- 1.1 This Statement supports an application for a Certificate of Lawfulness for the proposed use of premises at 19 South Street as offices and consulting rooms for Psychology Chartered.
- 1.2 The premises are currently in use by Havant Conservative Association as offices and meeting rooms. This application seeks to establish that there is no material change of use from the current use by the Conservative Association to the proposed use by Psychology Chartered.
- 1.3 This Statement sets out background information about the premises, the existing uses and the proposed uses.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The premises are situated on the eastern side of South Street Havant. They are located some 100m south of the junction of North, South, East and West Streets at the heart of the town.
- 2.2 No 19 is a semi-detached two storey Victorian house with a single bay at ground floor level. The property is constructed of red brick elevations with decorative quoins and a string course. The roof is slate. The front garden is entirely paved and has a dropped kerb the entire width of the frontage.
- 2.3 There is a rear garden laid mainly to grass behind the property. There is pedestrian access to the rear.
- 2.4 The internal arrangement of rooms is shown on the plans supplied with the application.
- 2.5 South Street comprises a mix of building types and sizes. Many properties front the back edge of the footpath but No 19 and its semi-detached neighbours are unusual in being set back to provide a front forecourt. The buildings in South Street are in a mix of commercial and residential uses.

3.0 PLANNING HISTORY

- 3.1 The planning history showing on the Council's web site indicates that the property was the subject of four applications in the 1990s. These were:-

92/56963/000

Provision of 4 No Velux windows in North Elevation
Permission 22.04.92

92/56963/001

Change of use of part of ground floor from offices to 1 bedroomed flat
Refused 21.04.92

96/56963/002

Change of use from office to 1 bedroom flat
Permission 26.02.96

98/56963/003

Change of use of first floor offices to self-contained flat
Permission 22.09.98

4.0 THE CURRENT USE

- 4.1 The current use of the premises is by Havant Conservative Association as offices, and for meetings held by the Association and its members. Until recently the premises were also used by the MP for his constituents' surgery. It is understood to have been in this use since 2001 or thereabouts.
- 4.2 The premises are used as offices for the administration of the Conservative Association. It is evident from the photographs included with the application that the function of many of the rooms is as offices either for administration purposes or for meetings.
- 4.3 It is understood that the Conservative Association is moving to serviced offices at Langstone Park where the MP for the constituency now has his constituency office.
- 4.4 The property has been marketed as 'offices'. See appended marketing details.

5.0 THE PROPOSED USE

- 5.1 It is proposed to use the premises at 19 South Street as the consulting rooms and offices of Psychology Chartered. The business offers a comprehensive range of clinical services delivered by experienced and specialist Clinical Psychologists. The work involves delivering assessments, reports and evidence based treatments to patients, their families, clinicians and legal practitioners.

- 5.2 The Practice currently has premises in London Road Widley where it has been operating for approximately 10 years.
- 5.3 The Practice hours are 9.00am until 5.00pm but staff may be on the premises outside these times.
- 5.4 The Practice employs the proprietor Dr Maddicks who works full time for the business but who normally works from home on Wednesdays. Dr Maddicks is also frequently out of the office visiting patients. He employs two assistant psychologists who work part time, between them covering most of the working week. They use the premises as an administrative base. There is a full time administrator who works Monday to Friday from 9.00am till 5.00pm, an officer manager who currently works 3 days per week until mid afternoon and a typist who works 9.00am to 5.00pm for 2 days per week.
- 5.5 These working arrangements result in a maximum of 4 employees being on site usually on Monday and Tuesday from 9.00am until 3.00pm. At other times there will be fewer people present.
- 5.6 The Practice receives relatively few patients on site as many patients are visited in their own homes due to the nature of injuries and treatment required. Furthermore, most consultations are quite long and may be up to four hours in length. Thus on an average week there may be between 10 and 15 visitors in total.
- 5.7 Much of the work undertaken by the Practice is medico-legal work which requires reading and assimilating information from clinical records and preparing reports in respect of the patients.

6.0 THE PROPOSED LAYOUT OF PREMISES COMPARED WITH THE EXISTING

- 6.1 At ground floor level a reception area would be provided in the front room. Immediately to the rear and linked by double doors the second room would be used as a general office. In these rooms there would be desks, filing cupboards and seating for visitors. This is very comparable to the existing use which appears to be rooms in use for meetings (See Photographs 1 and 2).
- 6.2 At the rear of the property behind the stairs there would be a small consulting room. This would be readily available for any less physically able clients who could not manage the stairs.

- 6.3 To the rear of the small consulting rooms would be an office/storage space.
- 6.4 Currently these two rooms to the rear of the stairs are in use as offices. Photographs 4 and 5 show a photocopier, papers, files and shelving.
- 6.5 Beyond these rooms the current lobby would be fitted out as a bathroom. The room is vacant apart from a wash hand basin. (See Photograph 3).
- 6.6 At first floor level the existing office at the front of the property would be retained as an office. (Photograph 7). The room immediately to the rear which is also in use as an office would be retained as an office with dual use as a consulting room. (Photograph 9) These two rooms are currently in use as offices.
- 6.7 The existing toilet and kitchen located behind the stairs would be retained in their existing uses.
- 6.8 The room at the rear of the house, which has been in use for meetings, would be used as a consulting room. (Photograph 13).

7.0 CONCLUSION

- 7.1 It is evident from the foregoing that the current use of the premises is as offices with some use for meetings. This is consistent with the use that could be expected from the constituency headquarters of a political party.
- 7.2 The proposed use of the premises as offices and consulting rooms of a psychology practice would give rise to a similar type of activity to the existing. Much of the day-to-day work of the Practice is administration, the preparation of written assessments, reports and treatment notes. The medico-legal service work entails a range of assessment approaches followed by preparation of comprehensive court reports and in some cases the preparation of expert evidence. Much of such work is desk based.
- 7.3 The interviews and assessments of patients and their families may take place on the premises but is more frequently undertaken in the patients' home environment. When meetings take place on the premises the consultations may be quite long for example up to 4 hours. Consequently, there would not be a frequent turnover of visitors to the premises.

- 7.4 The attendance of patients to the premises is likely to be comparable to the visitors received by the Conservative Association. The latter are likely to be local residents and constituents who are seeking information or assistance on a range of different issues.
- 7.5 Given that the proposed use by Chartered Psychology will give rise to a very similar operation use to that of the Conservative Association it is considered that there is no material change of use requiring express planning permission.

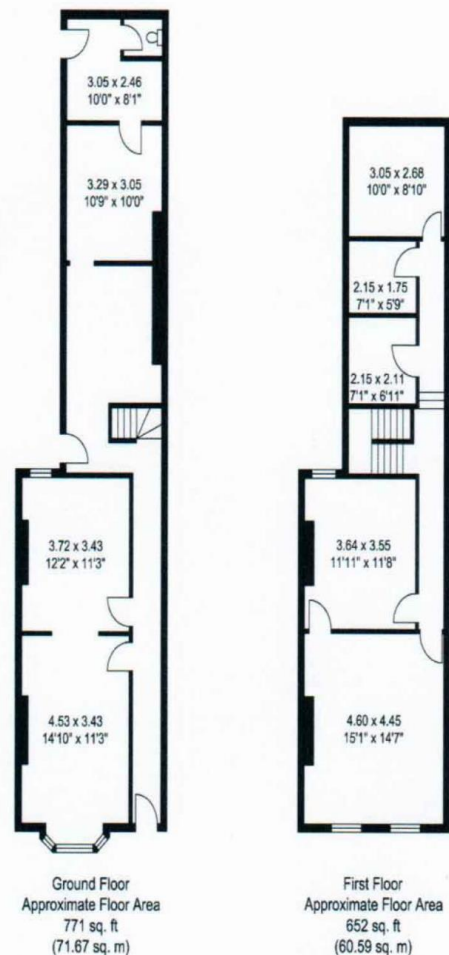
**19 South Street Havant
Supporting Statement**

**19 SOUTH STREET
HAVANT
HAMSPHIRE PO9 1BU**



**OFFICES TO LET WITH PARKING
1,471 FT² (136.66 M²)**

01962 855885
pearsons.com/commercial



- situated over ground and first floor ■ close to town centre and railway station
- spacious accommodation suited to professional use ■ 2 parking spaces

■ Rental: £12,000 per annum

(£8.15 per sq. ft.)

19 South Street Havant Supporting Statement

LOCATION: Havant is situated approximately mid-way between Portsmouth and Chichester, immediately to the north of the A27/M27 which connects into the M3 to the west of the town. The property is situated in very close proximity to the numerous facilities offered in the town centre.

DESCRIPTION: The property comprises a semi-detached two storey structure which is believed to date from the turn of the last century. It is constructed of brick faced cavity walls beneath a gabled and slated roof.

ACCOMMODATION

(Measured in accordance with the International Property Measurement Standards)

	SQ M	SQ Ft
Ground Floor		
Entrance lobby		
Hall		
4 principal offices		
Cloakroom		
Area	71.59	771
Store Room	4.46	48
First Floor		
Landing		
3 principal offices		
Kitchen with stainless steel sink unit, cupboards and worktops		
Gas-fired water heater		
Cloakroom with WC and hand basin		
Area	60.57	652
TOTAL AREA	136.66	1,471

Outside: Forecourt parking for 2 cars. Enclosed rear garden.

SERVICES: Mains water, gas, electricity and drainage are provided. Gas-fired central heating.

RATEABLE VALUE: £8,000. Any intending purchaser or lessee must satisfy themselves as to the accuracy of this information by contacting Havant Borough Council on 023 9244 6019

EPC RATING: The property is rated D (93).

TERMS: The property is immediately available on a new full repairing and insuring lease for a term to be agreed at an **initial rental of £12,000 per annum**.

LEGAL COSTS: Each party shall be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION:

PEARSONS COMMERCIAL
01962 855885
www.pearsons.com/commercial

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS ACT 2008: (1.) Every care is taken in the preparation and the presentation of these particulars but it must be clearly understood that the information contained is intended only to constitute a general guide for the assistance of intending purchasers/lessees and is not intended to constitute any part of an offer or contract.. (2.) None of the statements contained in these particulars are to be relied upon as statements or representations of fact and any intending purchaser/lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (3.) No person in the employment of Pearsons Commercial has any authority to make or give any representation or warranty in relation to this property. **FINANCE ACT 1989:** Unless otherwise stated any price or rental quoted is exclusive of Value Added Tax (VAT). Any intending purchaser/lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **REFERENCES:** Once a letting has been negotiated the landlord will proceed to approve references taken up on his behalf by Pearsons Commercial upon the prospective lessee. Pearsons Commercial make a non-refundable charge of £50 plus VAT to the prospective lessee for dealing with this on behalf of the landlord. References will be taken up from the prospective lessee's bank, accountant and current landlord. This does not form part of a contract, constitute a deposit or imply approval by the landlord. **FLOOR PLANS** are not to scale and are for guidance purposes only. 14032016