
Site Address: 18 St Georges Avenue, Havant, PO9 2RX
Proposal: Demolition of existing garage and construction of a single storey extension to be used as a B1(a) business office (Monday to Friday).
Application No: APP/16/00515 Expiry Date: 13/07/2016
Applicant: Mr & Mrs Stroud
Agent: Mr Stroud Case Officer: Tina Pickup
Cover Storey Architects LLP
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a detached dwelling on the north side of St George's Avenue which is located at the eastern side of Havant with the railway line immediately north of the site. St George's Avenue is characterised by substantial dwellings, predominantly Edwardian, set in a linear fashion some 11m back from the road and in spacious mature plots.

Number 18 has a graveled frontage providing parking for at least 5 cars. There is an existing old pre-fabricated style garage located on the eastern boundary, set behind the rear elevation of the dwelling. Number 20, to the east, has a brick detached and pitched roof garage set close to the shared boundary and further back than the application pre-fab garage. The land at No 20 is also slightly higher.

2 Planning History

None

3 Proposal

Demolition of existing garage and construction of a single storey extension to be used as a B1(a) business office (Monday to Friday).

It is proposed to replace the garage with a modern flat roofed extension that is attached to, but not internally linked to, the north-east corner of the dwelling. The structure would be 3.8m wide and have a maximum length of 11m with height of 2.6m. It would be finished with vertical Western Cedar cladding and includes a toilet and shower.

The proposal includes the change of use of the proposed structure for a business use.

The applicant is an architect and intends to operate a new Chartered Architects practice from this room. Mr Stroud would be working full time from the office; Mrs Stroud would be part time providing the administrative support and it is intended to employ up to 3 additional full time staff. Hours would be within 08:00 - 18.30 Monday to Friday only and the nature of architects business is that generally site visits are made rather than customers coming to site.

In the long run, should the business be successful and move to larger premises or the applicant retire, then the proposed building would revert to a residential ancillary room.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS2 (Employment)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

DM17 (Contaminated Land)
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager, Community Group - Note garage to be demolished constructed of bonded asbestos - as above ground not a contaminant, but requires appropriate management during demolition and disposal to appropriately licensed facility; mapping info shows a former clay pit and assumed it was backfilled prior to construction of properties; therefore made ground anticipated with imported construction and demolition wastes which could act as a 'sump' for contamination associated with the railway line and transported by gravity/within run-of. Scale and nature of development must be balanced with degree of risk and considered proportionate to require a watching brief for possible contamination and if suspected the minimum investigation be undertaken. Therefore conditions recommended.
Economic Development - Commercial and Housing - no comments/objections
Development Engineer - recommends condition that gravel area retained for the parking and turning of cars

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: 4

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: 1 letter stating no objection based on the submitted documents

Comment:

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
- (iv) Contamination

(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.

(ii) Impact upon the streetscene

The proposed structure replaces an old shallow pitched roof pre-fab garage with a contemporary flat roofed structure. Since it would be set back to the rear corner of the dwelling, which is some 23m from the highway then this would not be prominent in street scene terms. The visual appearance of the proposed structure clearly does not 'match' the original dwelling, but is in proportion and subservient to the main house. Since the site is not within a Conservation Area then the proposed contemporary style structure is not considered to be visually harmful to the streetscene.

(iii) Impact upon residential amenity

There are two aspects of impact on amenity: the effect of the structure and the effect of the proposed use. In terms of structure the building would sit alongside the driveway and garage of number 20. It would replace an existing building and whilst slightly higher and longer would have minimal impact - there is mature hedging to the boundary and the garage at number 20 projects deeper into the site mitigating against any overbearing or loss of light issues.

In terms of the proposed business use the employment of up to 3 additional staff to be based from the site must be considered. The site has a large forecourt which is graveled and available for the parking of at least 5 cars ie the 3 employees and the vehicles of the applicants who reside at the site. The site is close to Warblington train station and it is hoped that one employee would use the train and/or cycle to the site. However it must be assumed that 3 additional employees equates to 3 vehicular movements at the beginning and end of the working day ie weekdays only. These vehicles can be parked on site or on the unrestricted highway outside the site. This low level of activity is unlikely to result in significant noise and disturbance to neighbours in this quiet residential area. As a Chartered Architects practice it is unlikely that the business would have many visitors to the site - the nature of the work would be site based with meetings taking place at client's sites. On the application site the work would be computer based and quiet. The hours proposed would be 08:00 - 18.30 Monday to Friday only which are considered reasonable.

Accordingly it is considered that the specifics of the proposed business use is likely to be acceptable in this location. Minimal noise and disturbance from the activity or

comings and goings would occur and hence the proposal is considered compliant with Policy CS16 1. e) and DM10. This is however based on the exact business and number of employees proposed and hence it is considered appropriate to condition the type of use, the maximum number of employees and hours .

(iv) Contamination .

The consultee response has indicated the possibility of the presence of asbestos and contaminants at the site. In order to comply with policy DM17 conditions are proposed.

8 Conclusion

The proposed extension and its use for business purposes are considered acceptable and the application is therefore recommended for conditional permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00515

(A)

(B) 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 Compulsary Purchase Act 2004.
- 2 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (as amended) and any Town and Country Planning (General Permitted Development) Order, the building hereby permitted shall only be used as a Chartered Architects Practice and for no other purposes within Class B1a of the above Use Classes Order. When the business use hereby permitted is discontinued the use of the building shall revert to an ancillary domestic room unless otherwise first agreed in writing with the Local Planning Authority.
Reason: To maintain control of the future use of the site to safeguard the amenities of the locality and neighbouring residents and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The business use hereby permitted shall operate in strict accordance with the submitted details contained in the email dated 10/06/2016 to include no more than 3 additional employees plus the applicants; and the hours of business shall be limited to between 08:00 - 18.30 Monday to Fridays and not at all on Saturdays, Sundays or Public Holidays.
Reason: To protect the amenities of nearby residential properties and

having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 In the event that suspected contamination (soil, groundwater or buried waste materials) is encountered during groundwork; works in affected areas of the site shall cease until a scheme to deal with the risks associated with the suspected contamination has been submitted to and approved in writing by the Local Planning Authority.

The scheme may comprise separate reports/statements as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

- i. Investigation in the vicinity of suspected contamination, sufficient to characterise it's nature, likely extent & mobility,
- ii. An appropriate assessment of the risks to all receptors that may be affected, based upon i), and;
- iii. Where potentially unacceptable risks are identified by ii), a Remediation Strategy that includes appropriately considered remedial objectives and clearly defined proposals for achieving these, having due regard to sustainability.

All assessments, works, monitoring & other actions required by i)-iii) above (and B, below) shall be undertaken by competent persons, and the scheme shall be implemented as approved.

Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority;

A) A statement confirming that no suspected contamination was identified during development, OR;

B) Documentation in accordance with i-iii) above; together with a Verification Report (where appropriate) demonstrating that remediation objectives have been met.

Reason: Having due regard to policy DM17 of the Havant Borough Local Plan (Allocations) 2013 and the National Planning Policy Framework, there is a potential for contamination to exist at the site within made ground which could pose a risk to occupants

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

Location plan; Block plan as existing and proposed Project No. 16103
Drawing No. P100 Revision P1

Landscape and parking as proposed Project No. 16103 Drawing No. P101

Existing plan and elevations Project No. 16103 Drawing No. P102 Revision
P1

Proposed plan and elevations Project No. 16103 Drawing No. P103 Revision
P1

Reason: - To ensure provision of a satisfactory development.