



Planning Statement

13b St George's Walk

Waterlooville

Portsmouth

PO7 7TU

1. Introduction

- 1.1. This Statement has been prepared to support the following proposal:
- Change of use of ground floor office (B1(a)) to a 1 bed ground floor flat (C3)
- 1.2. The Town Planning Experts act as planning consultants for the applicant.

2.0. Site Context

- 2.1. 13b St George's Walk is a property situated at the rear of a commercial and residential parade of properties, within the junction of the A3 and Hambledon Rd, accessed via the car park for Golden Court.
- 2.2. The property is the ground floor section of a three-storey building. The property appears to date from the 1970s.
- 2.3. It is bounded on one side by a dental surgery and on the other by a funeral directors. The upper floors of both appear to be in residential use.
- 2.4. The immediate area of the property is a dense mix of commercial and residential buildings within walking distance of all town centre amenities.
- 2.5. Predominant mix of retail and service uses with residential properties above, with apartment buildings such as Golden Court and Clockhouse on the corner of St Georges Walk. To the west in Portland Rd there are some existing dwellings and a main supermarket beyond, on the east side there is a church, and to the north a further mix of retail with residential above. The A3 dual carriageway passes the site.
- 2.6. The town of Waterlooville lies to the north of Portsmouth.

3.0. Relevant Planning History

3.1. There is no relevant planning history relating to 13b St George's Walk.

9-11 St Georges Walk

3.2. APP/15/00420 - Proposed construction of a building comprising 14 new apartments, 6 car parking spaces, a ground floor office, secure cycle store and secure accessible refuse stores following the demolition of No's 9 and 11 St Georges Walk . Permission 17 July 2015

7 St Georges Walk

3.3. APP/15/00672 - Prior notification for change of use from class B1(a) office use to C3 residential use. Approved 7 August 2015.

4.0. Planning Considerations

- 4.1. 13b St Georges Walk appears to date from the 1970's and is part of a three storey building.
- 4.2. It's current use is as an office space.
- 4.3. The proposal seeks a change of use of the ground floor office into a ground floor residential dwelling.
- 4.4. No external alterations are proposed

Transport Assessment

- 4.5. The building is situated between a funeral directors on one side with a dentist surgery the other, access is from the car park that services these buildings and the adjacent residential apartments.
- 4.6. There is one allocated parking space associated with the premises within the adjacent car park.
- 4.7. Based on a requirement of 1 car parking space per 20 sq m, the building as a dwelling only requires 1 space.
- 4.8. The site lies in a sustainable location, within walking distance of the town centre shops and services. It is also within 2 minutes of public transport routes, with bus services providing easy access to Portsmouth.
- 4.9. Given the property's town centre location it would be possible to live here without the need of a car.

Contamination Assessment

- 4.10. There is no known contamination on the site.
- 4.11. There are no proposals to carry out any excavation in association with this change of use.

Flood Risk Assessment

4.12. The site does not fall within a designated flood zone so the risk of flooding is therefore minimal.

Noise nuisance

4.13. The property is adjacent to other residential properties and is accessed via a private car park.

4.14. There is a dental studio immediately adjacent but noise from this is minimal, and public access is from St George's Walk. Only staff parking is available in the car park.

4.15. The dental studio operates from 8 am to 5 pm Monday to Friday only.

4.16. To the other side is a funeral directors. Again public access is from St George's Walk.

4.17. Although indicated to be open 24 hours per day, in reality access to the rear of the premises, outside of normal working hours, is limited.

5.0. Conclusion

5.1. In the context of local guidelines and policies, and having regard to the character of the area it is respectfully requested that prior approval be granted for the proposed development.

Ema Baker

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