



PADNELL GRANGE, COWPLAIN
THE BORROW FOUNDATION
PLANNING STATEMENT

April 2015

Our Ref: JLG0073

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1 INTRODUCTION

- 1.1 This planning statement is produced in support of a prior notification application submitted by The Borrow Foundation to Havant Borough Council in April 2015. The prior notification proposals are for the change of use of Padnell Grange from offices (Class B1a) to residential (Class C3). The Borrow Foundation are the freehold owners of the application site. The prior notification application is submitted in accordance with Class J of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013.
- 1.2 The planning statement deals with all relevant issues in connection with this prior notification application. Also submitted with the application is indicative floor plans.

2 APPLICATION PROPERTY

- 2.1 Padnell Grange is a large former residential property, comprising approximately 300 sqm of floorspace. Padnell Grange is a relatively attractive building faced with flint stone, built circa 1840. For the avoidance of doubt, the property is not listed and does not appear on the Council's local list. Its architectural value has been compromised by modern extensions.
- 2.2 The area to the north of Padnell Grange has been laid out as a formal garden, containing some ornamental garden features. Additionally, much of the area surrounding the property is open grass land. There are a number of mature trees within the site, which create an attractive setting for the building.
- 2.3 Access to Padnell Grange is taken from the eastern end of Padnell Road. Padnell Road itself has a carriageway width of approximately 6 – 6.5 metres, with footways on both sides for the majority of its length. No change is proposed in relation to site access.
- 2.4 The Padnell Grange building falls within a wider site, also known as Padnell Grange, which contains a number of other buildings, including offices, occupied by The Borrow Foundation, and redundant industrial and agricultural buildings.
- 2.5 Padnell Grange was originally built and occupied as a residential property. Following a planning consent granted in July 1999, the property was used as a professional training centre. The use ceased in June 2008.
- 2.6 In December 2009, the Borough Council granted consent for change of use of a professional training centre (Class D1) to ground floor offices (Class B1), and part ground floor and first floor residential accommodation. This consent led to the building being occupied by TaxSense, a small firm of accountants. TaxSense used the majority of the ground floor as offices. The upper floor was used for residential accommodation, by the owners of TaxSense and their family. The remaining part of the ground floor was used as a kitchen, in association with the residential accommodation above. TaxSense's use of the building was in accordance with the December 2009 planning consent. TaxSense occupied the building until February 2015. The property has been empty since.
- 2.7 The wider Padnell Grange site is the subject of a housing allocation in the Havant Borough Local Plan (Allocations), adopted in July 2014. Policy WA1 of the Local Plan lists Padnell Grange as one of the Waterlooville housing allocations, with an indicative capacity of 84 dwellings.

3 DEVELOPMENT PROPOSALS

- 3.1 The proposal is to use the whole of the Padnell Grange building as one residential dwelling. As shown by the floor plans, submitted with this application, the dwelling will have living and dining rooms on the ground floor, with five bedrooms on the first floor. No external alterations are proposed.
- 3.2 Importantly, part of the ground floor (comprising approximately 60 sqm) and the whole of the first floor are already in residential use. Accordingly, this application only relates to the area of the ground floor used as offices, which comprises approximately 120 sqm.
- 3.3 The proposed residential dwelling will be served by existing car parking, as shown on the enclosed plan. All existing spaces will be retained. Likewise, servicing arrangements will continue as existing.

4 PLANNING ASSESSMENT

- 4.1 This application has been submitted pursuant to the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013. Class J of the Order states that permitted development is:-

'Development consisting of a change of use of a building and any land within its curtilage to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order from a use falling within Class B1(a) (offices) of that Schedule'.

- 4.2 Accordingly, a change of use from offices to residential is permitted development, subject to a number of factors. Class J of the Order goes on to set out those factors where development is not permitted. These factors are considered below.

- a) **ARTICLE 1(6A) LAND** – The Order states that development is not permitted if the building is on Article 1(6A) land. Article 1(6A) land is the local planning authority areas identified in the Order that are not exempt and do not benefit from the new permitted development rights. The application site is not within Article 1(6A) land.
- b) **USE FALLING WITHIN CLASS B1(a) OFFICE** – The Order states that development is not permitted, if the building was not used for a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order immediately before 30 May 2013, or if the building was not in use immediately before that date, when it was last in use. The relevant part of the application property has been used as offices since early 2010. Consequently, the Padnell Grange building has been lawfully used as an office building within Class B1(a) since before 30 May 2013.
- c) **COMMENCEMENT OF USE – MAY 2016** – The Order states that development is not permitted, if the use of the building falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order was begun after 30 May 2016. Subject to the approval of this application, the intention is to begin conversion works well in advance of the 30 May 2016 deadline. Indeed, it is envisaged that the unit will be occupied as a dwellinghouse prior to 30 May 2016.
- d) **SAFETY HAZARD AREA** – The Order states that development is not permitted if the site is or forms part of a safety hazard area. The application site does not form part of a safety hazard area.
- e) **MILITARY EXPLOSIVES STORAGE AREA** – The Order states that development is not permitted if the site is or forms part of a military explosives storage area. The application site does not form part of a military explosives storage area.
- f) **LISTED BUILDING OR SCHEDULED MONUMENT** – The Order states that development is not permitted if the site is a listed building or a scheduled monument. The application property is not a listed building or a scheduled monument.

- 4.3 In light of the above, having considered relevant aspects of the Order, it is clear that there are no exemptions that would prevent this proposal from benefitting from permitted development.

4.4 Finally, Class J development is permitted subject to the condition that before beginning the development, the developers should apply to the local planning authority for a determination as to whether the prior approval of the authority will be required. However, Class J is clear that the local planning authority should consider only three matters when determining such an application. These matters are as follows:-

- Transport and highways impacts of the development
- Contamination risks on the site
- Flooding risks on the site

4.5 These relevant issues of transport/highways, contamination and flood risk are considered in the next section of this report.

5 RELEVANT MATTERS

a) Traffic / Highways

- 5.1 Padnell Grange is located on the eastern edge of the built up area of Cowplain. It is situated approximately 800 metres from Cowplain district centre and 2.5 km from Waterlooville town centre. Access to the site is achieved from Padnell Road, which links direct to London Road (A3) and Cowplain district centre. Accordingly, the site is accessible to local services, including shops and the public transport network.
- 5.2 The proposal is to use Padnell Grange as a single dwellinghouse. Accordingly, traffic generation will be very low. Indeed, traffic generation will be lower than that generated by other recent uses of the building, including use as both a professional training centre and as offices.
- 5.3 There is existing car parking provision on-site, more than sufficient to accommodate the requirements of a single dwellinghouse.
- 5.4 It is therefore clear that the proposals are entirely acceptable in terms of the matters of both traffic generation and car parking provision.

b) Contamination

- 5.5 The application site is occupied by an existing building, i.e. Padnell Grange. The building was originally built and occupied as a residential dwelling. More recently, the building has been used as a professional training centre and for offices.
- 5.6 Searches undertaken in relation to the application property revealed that there are no adverse ground conditions affecting the property. Notably, the application site has never been used for industrial purposes. Furthermore, there are no storage tanks below ground and no land or water pollution has been identified either on or close to the application property. Accordingly, there are no contamination risks associated with the site, so as to prevent a residential development coming forward.

c) Flood Risk

- 5.7 The application property is not in an area at risk from flooding. For the avoidance of doubt, the application property does not fall within an area within Flood Zones 1, 2 or 3. It is therefore clear that there is no flood risk associated with development of the application site.

6 SUMMARY AND CONCLUSIONS

- 6.1 The application property was originally built as a residential dwelling and even up until recently was used for residential accommodation on the first floor and part of the ground floor. The property is located close to Cowplain district centre and is accessible by public transport. Consequently, locationally, the application property is well placed to accommodate a residential dwelling.
- 6.2 The application proposal envisages a development comprising one residential unit. The building can be converted without any external alterations. Additionally, existing car parking provision and service arrangements can be maintained.
- 6.3 The application proposals for change of use from offices to residential represent permitted development, in accordance with Class J of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013. There are no exemptions that would prevent this proposal from benefitting from permitted development.
- 6.4 Consideration has been given to the relevant matters of transport / highways, contamination and flood risk. The proposals are likely to be positive in terms of the issue of transport / highways, by way of a reduction in traffic generation and reduced reliance on car parking. The application site is not contaminated and falls outside of an area at risk from flooding.