
Site Address: Latchmore House, 99-101 London Road, Cowplain,
Waterlooville, PO8 8XJ

Proposal: Prior notification for change of use from Class B1(a) office use to C3 residential use (6 dwellings) subject to prior approval covering flooding, highways and transport issues and contamination.

Application No:	APP/15/00943	Expiry Date:	13/10/2015
Applicant:	Mr P Shirlaw	Team:	Team 2
Agent:	Mr J Mcdermott	Case Officer:	Daphney Haywood
	Town Planning Experts		
Ward:	Cowplain		

Recommendation:

1 Site Description

Existing 2 storey office building, now vacant. The surrounding development is primarily residential

2 Planning History

90/50374/002 First floor extension to offices fronting Latchmore Forest Grove Permit 31/01/91

3 Proposal

Prior notification for change of use from Class B1(a) office use to C3 residential use subject to prior approval covering flooding, highways and transport issues and contamination. The application has been amended from 8 flats to 6 flats.

4 Policy Considerations

This application is for a prior approval and can only be assessed in relation to (a) transport and highway impacts; (b) contamination risks; and (c) flooding risks in connection with the development

5 Statutory and Non Statutory Consultations

Development Engineer - Highways The Highway Authority has no adverse comments to this application. I would suggest that the Planning Authority condition the retention of the parking and turning areas mentioned in the covering letter in order that the development conforms to HBC Parking Standards

Environmental Health Manager, Community Group No objection

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: 44

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 4

Summary:

- There is a mature hedge on the boundary with Chrisalex Court and increased use of drive will exacerbate existing problems with displacement of soil adjacent Chrisalex Court which is on much lower ground.
- exacerbate existing drainage problems as dwellings have increased usage to offices. Concern that if the waste water drainage is insufficient waste will overflow onto neighbouring properties.
- insufficient parking resulting in congestion or parking on the north drive and exacerbating the existing hedge problem.
- noise pollution from cars entering the car park
- Extra traffic onto London Road will block visibility for Chrisalex Court.
- Door to flats will result in loss of privacy to residents of Chrisalex Court

Comment:

This application is for a prior approval and can only be assessed in relation to (a) transport and highway impacts; (b) contamination risks; and (c) flooding risks in connection with the development. These matters are considered below, the other matters relating to the hedge, pollution and drainage have been forwarded to the agent for his attention.

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) Habitat Regulations

- (i) Transport and highways impacts of development

7.2 The submitted plans include the tarmac areas to the side and rear of the site in accordance with the existing access and parking arrangements, and the supporting letter indicates that 8 spaces would be available for the proposed flats. . This is considered sufficient for the proposed residential use, which is not considered to result in any increased overall parking requirement than the previous office use, and is not considered to result in a material increase or materially change the character of traffic in the vicinity of the site.

(ii) Contamination risk on the site

7.3 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) Flooding risks on the site

7.4 The site is located within flood zone 1 and it is not anticipated that the site is vulnerable to flooding.

(iv) Habitat Regulations

An appropriate draft deed has been supplied to the Applicant, should they wish to link a financial contribution required by the Habitat Regulations to the current application. These outstanding matters would not justify withholding a Prior Approval in this case.

8 Conclusion

8.1 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 or contamination arising from the proposal. Prior Approval should therefore be granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to Approve the details provided for application APP/15/00452 and to grant prior approval.

Wording for Decision Notice

PRIOR APPROVAL IS REQUIRED AND HEREBY GIVEN

You are advised that under the provisions of Class O, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, this prior approval notice only has effect if:

(a) the development is carried out in accordance with the details hereby approved and the following conditions;

(b) the use of the building for Class C3 (dwellinghouses) use is begun on or before 30th

May 2016. Should the change of use take place after that date then a separate permission will be required.

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

Existing plan 001revB
Proposed plan 002 Rev c

Reason: - To ensure provision of a satisfactory development.

- 2 Car parking for 8 vehicles, turning and vehicular access arrangements shown to serve the development hereby permitted shall be made fully available within the application site, as identified by the red line, for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and The National Planning Policy Framework.

- 3 Enter Free Text