
Site Address:	64 West Street, Havant, PO9 1PA		
Proposal:	Change of use from Class B1(A) office to periodontal dental surgery (Class D1).		
Application No:	APP/15/00142	Expiry Date:	31/03/2015
Applicant:	Dr A Biddle	Team:	Team 1
Agent:	Mr M Pickup	Case Officer:	David Eaves
	Pickup Town Planning		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is in a prominent position within Havant Town Centre on the corner of Park Road and West Street. The existing building is a brick built two storey building with extra accommodation provided within the roof space of the building and has been used as office accommodation with Verisona Law the most recent occupants. The site is located in the Black Dog Conservation Area.
- 1.2 The proposals relate to No.64 only and not to No.66 so are only for part of the building.

2 Planning History

00/50307/001 Alterations to the fenestration at ground floor to east and south elevations Permitted December 2000

APP/14/00849 Prior notification of 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. Prior approval required and permitted October 2014

3 Proposal

Change of use from Class B1(A) office to periodontal dental surgery (Class D1). The floor layout indicates that the premises would provide three surgery's and two waiting rooms with ancillary waiting rooms, toilets training, decontamination areas and office etc.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS20	(Transport and Access Strategy)
CS4	()
DM14	(Car and Cycle Parking on Development (excluding residential))

DM3 (Protection of Existing Employment and Tourism Sites)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Black Dog

5 Statutory and Non Statutory Consultations

Environment Agency

No bespoke comments to make as the proposed Change of Use will not involve any external alterations to the building.

Conservation Officer

No objection. Welcome the building being brought back into use. The nature of the intended use and arrangement of facilities should not have any material visual impact on the Black Dog conservation area.

County Archaeologist

Site lies in an area of archaeological interest.

However, it appears from the application that there are no ground works associated with the proposed development. Provided this is indeed the case, then I would raise no archaeological issues in this instance.

Development Engineer - Highways

No adverse comment to this application.

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: 30

Number of site notices: Not applicable.

Statutory advertisement: 13/02/2015

Number of representations received: 0

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 character and appearance of the Black Dog Conservation Area

- (iii) Impact upon residential amenity
- (iv) Flood risk issues
- (v) Parking and accessibility issues

(i) Principle of development

7.2 The proposed change of use is taking place in Havant Town Centre but outside the primary frontages. The proposal would result in the loss of a B1(A) Office use and the provision of a periodontal dental surgery D1 use. The proposed use would retain a business use providing employment within the building and the use is considered appropriate for a town centre location.

7.3 The proposal would result in the loss of an existing B1 use and there is a need to consider whether appropriate marketing has taken place to justify the loss of a B1 use. In this case information has been provided (in summary) as follows:

☐ ☐ That the previous occupiers Verisona Solicitors relocated to Lakeside in Portsmouth 2013.

☐ ☐ The building has been empty for around 18 months.
☐ ☐ Vail Williams have marketed the site in various ways since September 2013.
☐ ☐ The premises have been marketed in newspaper, by email and via the internet.
☐ ☐ There have been around 10 viewings
☐ ☐ The feedback from viewers is that the layout/configuration of the building does not suit modern day office requirements.

☐ ☐ Prior notification for residential use was granted under reference APP/14/00849. There has been no interest from developers and investors in relation to residential conversion.

7.4 The proposal would introduce a new business use into a building that has been vacant since 2013. The use would provide employment for 15 people (3 full time and 12 part time). The use is considered appropriate within the town centre and could lead to linked trips to the town centre increasing the vitality of Havant Town Centre. Whilst the marketing information is limited and would not meet the detailed requirements of policy DM3, given the business use which is considered appropriate within the town centre and the re-use of the building for a use other than residential (previously permitted via the prior notification procedure) it is considered that the development can be supported in principle.

(ii) Impact upon the character and appearance of the Black Dog Conservation Area

7.5 The proposal is for a change of use without external changes to the building. The proposal is supported by the Councils Conservation Consultant and the re-use of this prominent building in the Conservation Area should ensure that the building remains in a good physical condition. The proposal is therefore considered to preserve and enhance the Black Dog Conservation Area.

(iii) Impact upon residential amenity

7.6 The re-use of the premises for business purposes is considered unlikely to result in additional unacceptable impacts on the residential amenities of properties to the west in this mixed use town centre location.

(iv) Flood risk issues

- 7.7 The site is located within Flood Zone 1, however it is adjacent to a stream and an area within Flood Zone 3. The EA have been consulted and have not raised any bespoke concerns in relation to the development which does not alter the exterior of the building. It is not considered that the use would increase flood risk issues.

(v) Parking and accessibility issues

- 7.8 The site is located within Havant Town Centre in a highly sustainable location close to the main Bus Terminal and Havant Station. There is extensive nearby public car parking. No concerns have been raised by the Development Engineer and the proposed use is considered acceptable without allocated on site car parking in this location.

8 Conclusion

- 8.1 In conclusion the proposed change of use is considered acceptable in principle and would have a positive impact on the Conservation Area bringing a vacant building back into a suitable use. The impact on residential amenity is considered limited and acceptable. the development would not increase flood risk or flood vulnerability and the premises are in a highly sustainable location with nearby public car parking. Planning permission can therefore be recommended.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00142

(A) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The premises shall be used only as a Periodontal Dental Surgery, and for no other purpose whatsoever including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
Reason: To ensure that the use is appropriate within this town centre location and the Black Dog Conservation Area having due regard to planning policies CS4, CS11 and DM3 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

PTP Planning Statement received 3rd February 2015

PTP Flood Risk Assessment received 3rd February 2015
Location Plan drawing number 201
Block Plan drawing number 202
Existing and Proposed Elevations drawing number 401
Proposed Plans drawing number 301

Reason: - To ensure provision of a satisfactory development.