
Site Address:	Gospel Hall, Mill Road, Waterloooville, PO7 7AR		
Proposal:	Change of use from class D1 (Gospel Hall) to class C3 (1No. 2 bed dwelling), with associated cycle and refuse store and landscaping (Resubmission).		
Application No:	APP/15/00644	Expiry Date:	06/08/2015
Applicant:	Mr Bailey-Green	Team:	Team 1
Agent:	Mr C Flint	Case Officer:	Richard Nash
	Chris Flint Associates Ltd		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a vacant single storey place of worship, of painted render and tile finish, located on the south side of Mill Road, west of its junction with Brightside. The building has flat roofed additions at each end. There is a hard surfaced parking area and access ramp to the road frontage with very limited space to the rear and sides of the building. The immediate locality is predominantly characterised by medium density residential land use.

2 Planning History

APP/14/00988: Change of use from D1 to 1No. 2 bed dwelling, with associated cycle and refuse store and landscaping. Refused.

APP/15/00263: Change of use from Class D1 (Gospel Hall) to Class C3 (1No. 2 bed dwelling), with associated cycle and refuse store and landscaping. (Resubmission). Refused.

The above applications were each refused for the following reason:

On the basis of the limited information available to the Local Planning Authority, it is considered that the proposed change of use would result in the loss of a Class D1 community use which has not been demonstrated to be no longer viable for its authorised use or any other use which would provide a beneficial facility to the local community. The loss of community use would therefore be harmful to the local amenities of this part of the Borough and would be contrary to policy DM2 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

3 Proposal

The current planning application is a resubmission of the previous schemes and proposes the change of use of the property from Class D1 to Class C3 (1 No. 2 bed dwelling), with associated cycle and refuse store and landscaping.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)
DM2	(Protection of Existing Community Facilities and Shops)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Supplementary Planning Documents and other Guidance

Residential Parking and Cycle Provision SPD (2010)
Borough Design Guide SPD (2011)
Housing SPD (2011)
Developer Contributions Guide (2013)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Economic Development: No concerns.

Crime Prevention: None received.

Development Engineer: No adverse comment. Would suggest the Planning Authority conditions the provision and retention of two parking spaces and cycle facilities on the site in order to conform to the HBC Parking Standards.

Property Management, Hampshire County Council: None received.

Arboriculturalist: None received.

County Waste Management: None received.

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: 7

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: Nil

7 Planning Considerations

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 on the application site and locality and neighbouring amenity
- (iii) Developer contributions and other matters

(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. The provision of a new dwelling would contribute to the target of providing 6300 new homes across the Borough under Core Strategy Policy CS9.

Policy DM2 seeks to prevent the loss of existing community facilities and shops. The policy sets out the requirements of the marketing process required to demonstrate that the site or premises in question is no longer fit for purpose or viable. The previous similar proposals for the site fell short of the minimum marketing requirements of Policy DM2 – in particular the most recent submission was considered to have not provided evidence of the site having been marketed at a realistic price.

Marketing of the site has continued in the meantime and the Applicant has now provided evidence comparing this with the marketing of a similar community facility – a Gospel Hall in Fareham. Whilst this is in a different Borough, an officer's websearch has confirmed there are apparently no nearer premises of a similar use currently or recently being offered for sale. In terms of cost per square metre (based on gross internal floor area), the advertised sale price of the application site compares very closely with that of the Fareham site.

Taking into account all the evidence submitted over three planning applications, the Applicant has demonstrated that the premises have been marketed since August 2013. Confirmation of this has been provided by marketing agents on headed company paper and in the form of internet print outs and advertising material. Photographs of marketing boards have also been provided - these are shown as being on the premises, of an appropriate quality, size, scale, location and number, and remained in place at the time of the Case Officer's site visit. The current selling agent has confirmed in writing that there has only been one alternative initial enquiry for the property since November 2014, which was not progressed any further. The Applicant has also provided details of 7 other existing D1 facilities in the locality, including 2/3 within a reasonable walking distance, which it is suggested is the cause of the limited interest in continuing use of the application site as a community facility. It is also noted that there has been no local objection to the loss of the facility.

On the basis of the above it is considered that sufficient steps have been taken by the Applicant to show that the building is no longer viable for a Class D1 or alternative beneficial community use.

(ii) Impact on the application site and locality and neighbouring amenity

These matters did not cause concern previously and the impacts of the proposal are unchanged in this regard. The proposed accommodation appears to be appropriate in scale and layout for a single dwelling. Although the proposed garden would be limited in size and to the front of the property, this area is somewhat enclosed by adjoining properties and could be made more private through appropriately conditioned landscaping.

The change of use does not involve any external changes to the property and would therefore result in negligible additional impact on the street scene and the amenities of occupiers of neighbouring dwellings. It is considered reasonable to withdraw permitted development rights with a view to ensuring this situation is maintained.

(iii) Developer contributions and other matters

The proposal is subject to the Community Infrastructure Levy and appropriate forms have been submitted. The new dwelling would also be liable to a financial contribution in respect of the Solent Recreation Mitigation Project and an appropriate Deed and Payment have been provided. The provision of space for parking, cycles and bin storage can be controlled by way of planning conditions.

8 Conclusion

The proposed change of use of the property from Class D1 to Class C3 is acceptable in principle and, subject to conditions, would not have a detrimental impact on the character and appearance of the application site and locality, or the amenities of occupiers of neighbouring properties. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00644, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

CFA FULL 01 (Proposed Conversion)

Reason: - To ensure provision of a satisfactory development.
- 3 The building shall not be occupied until space for the parking of vehicles and cycles and the storage of bins has been provided within the site, surfaced and marked out in accordance with the approved details (as shown on drawing number CFA FULL 01. Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.
The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the dwelling hereby approved, including the addition of windows, permitted by the Order, as amended, shall take place without the prior written approval of the Local Planning Authority.
Reason: In the interests of visual and neighbouring amenity and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012
- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by the Order, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: In the interests of visual and neighbouring amenity and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012