
Site Address: 64 West Street, Havant, PO9 1PA
Proposal: 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.
Application No: APP/14/00849
Applicant: Mr M Dyer
Agent: Mr B Christian
Ward: St Faiths

Expiry Date: 13/10/2014
Team: Team 1
Case Officer: David Eaves

Recommendation: Wrong Application type for recommendation code

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 recently 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 66 so are only for part of the building.

2 Planning History

APP/13/00606 Reinstatement of originally existing entrance door to east elevation. Permitted Aug 2013

08/50307/004 Conversion of part ground floor and 1st & 2nd floors into 1No. retail unit and 3No. flats with retained offices. (Amended Application.) Permitted 2008

04/50307/002 3 'velux' roof windows to serve office accommodation. Permitted October 2004

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

3 Proposal

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. The proposal relates to the ground, first and second floors. The number of residential units to be created is not specified.

4 Policy Considerations

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.

Listed Building Grade: Not applicable.

Conservation Area: Black Dog

5 Statutory and Non Statutory Consultations

Environment Agency

Whilst the proposed development is located within Flood Zone 1, the north eastern is adjacent to Flood Zone 3.

Finished floor levels are currently above predicted flood levels (including an allowance for climate change). However, potential flood depths outside the entrance to the site are approximately 0.108m. This has been mitigated by the possibility of an alternative escape route to the west which is not at risk of flooding. The Local Planning Authority's emergency planners will need to determine that this mitigation measure is acceptable with regards to safe access and egress.

Development Engineer

I have no adverse comment on this application from a highway point of view.

Environmental Health

No comments from EH Commercial.

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: 6

Number of site notices: 1.

Statutory advertisement: Not applicable.

Number of representations received: 0

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
- (v) Impact on Conservation Area

- (i) Transport and highways impacts of development

- 7.2 Whilst there is no on site car parking associated with the proposed use, this is a town centre location and the site is in a sustainable location with nearby train station and bus routes. There are also public car parks in the vicinity of the site. The previous B1 office use would have generated a level of traffic and parking likely to be similar or greater than the current proposal. The proposal is not considered to result in a material increase or materially change the character of traffic in the vicinity of the site. The Development Engineer has raised no objections to the proposal.

(ii) Contamination risk on the site

- 7.3 There are no known contamination issues on this site, and this development comprises of internal conversion works only. 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, however it is adjacent to a stream and an area within Flood Zone 3. The EA have been consulted and have confirmed that floor levels are currently above predicted flood levels and that an existing escape route mitigate the risk. It is not considered that flood risk is an overriding concern in relation to this development.

(iv) Habitat Regulations

- 7.5 As the change of use would result in new residential dwellings, the applicant is required to pay a contribution of £172 (plus administrative and monitoring fee) towards the SDMP. This payment has not been secured as part of the Prior Notification process but will need to be satisfied prior to the commencement of development to comply with the Habitat Regulations, which fall outside of the prior approval requirements.

Impact on the Conservation Area

- 7.6 There are no details of any external alterations to the building. Any alterations to the building either as flats or the existing B1 office would be likely to require a separate planning permission.

8 Conclusion

- 8.1 In conclusion the proposed change of use is acceptable under the regulations and would not result in unacceptable highway/transport concerns, flood risk or contamination issues. The requirements of the Habitat Regulations need to be addressed by the applicant outside of the prior approval process. Therefore prior approval can be recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to Approve the details provided for application APP/14/00849 and to grant prior approval.

