

15 August 2014

Havant Borough Council
Civic Offices
Civic Centre Road
Havant
Hampshire
PO9 2AX

Vail Williams LLP
Meridians House
7 Ocean Way
Ocean Village
Southampton
Hampshire
SO14 3TJ

Tel 023 8082 0900
Fax 023 8082 0950

Info@vailwilliams.com
vailwilliams.com

Dear Sir/Madam

64 West Street Havant

Town and Country Planning General Permitted Development Order 1995 (As Amended): Prior Notification, Class J: Part 3.

1. We are instructed by Verisona Law to submit the enclosed application of Prior Notification for a proposed change of use at 64 West Street Havant, from Office Use (Class B1(a)) to Residential Use (Class C3) on ground, first and second floors. This accords with the recent legislative changes to the Town and Country Planning General Permitted Development Order 1995 (as amended) and relates to Class J, Part 3.
2. In order for you to consider this Prior Notification submission, the following documents are enclosed for your review:
 - i. This Covering Letter;
 - ii. Application Form;
 - iii. Location Plan (scale 1:1250);
 - iv. Flood Risk Assessment by Cowan Consultancy;
 - v. Application Fee of £80 (cheque sent in the post).

3. **Background:**

Site Description:

- 3.1. The site is located in Havant town centre at the junction of Park Road South and West Street. 64 and 66 West Street are a semi-detached red brick building with brown window frames and a red tiled hipped roof. The roof contains Velux windows which allow light into the second floor. We are only acting for 64 West Street.
- 3.2. The entrance to 64 West Street faces onto Park Road South and is accessed via a pedestrian footpath from the junction of West Street and Park Road South over a stream culvert.

Leading Real Estate Advisors

Vail Williams LLP, a Limited Liability Partnership, registered in England (number OC319702). Registered Office: 540 Thames Valley Park, Reading, Berkshire RG6 1RA.
Any reference to a Partner means a Member of Vail Williams LLP or an employee or consultant with equivalent standing and qualifications. A full list of Members is open for inspection at the registered office.

Regulated by RICS

- 3.3. The site is a sustainable location due to its town centre location and therefore easy access to public transport nodes predominantly bus services and local shops and services. Buses travel up and down Park Road regularly and the bus station is located a 2min walk to the north east of the site. The nearest train station (Havant Station) is located a 6min walk to the north east of the site.
- 3.4. To the north, east and south of the site are commercial buildings including restaurants and public houses. The commercial buildings to the east are associated with the pedestrianised town centre shopping centre. To the west of the site are the residential terraced dwellings with ground floor retail frontages.

Planning History:

- 3.5. The planning history records which relate to this application for 64 West Street Havant are as follows:
 - Application reference number APP/13/00606 relates to 64-66 West Street Havant. The application was for the reinstatement of originally existing entrance door to the east elevation. The application was granted planning permission in 2013.
 - Application reference number 08/50307/004 relates to 64-66 West Street Havant. The application was for the conversion of part ground floor and first and second floors into one retail unit and three flats with retained offices. The application was granted planning permission in 2008.
 - Application reference number 04/50307/002 relates to 64-66 West Street Havant. The application was for the installation of three Velux roof windows to serve office accommodation. The application was granted planning permission in 2004.
 - Application reference number 00/50307/001 relates to 64-66 West Street Havant. The application was for alterations to the fenestration at ground floor to east and south elevations. The householder application was granted planning permission in 2001.
- 3.6. The above planning history records demonstrate a precedent for residential accommodation at this site.

4. Proposal:

- 4.1. This submission seeks to gain residential use on the ground, first and second floors of 64 West Street, which currently have established Office Use (Class B1(a)), in accordance with Town and Country Planning General Permitted Development Order 1995 (as amended) and relates to Class J, Part 3.
- 4.2. The floor areas to which this application relates are as follows;
 - Ground floor – 597sqft (54.44 sqm) NIA
 - First floor – 667sqft (61.97 sqm) NIA
 - Second floor – 491 sqft (45.65 sqm)NIA
- 4.3. Legislation dictates that Prior Notification Proposals will be assessed with regard to highways implications, contamination and flood risk. These three areas are addressed as follows:

Highways:

- 4.4. The site is a sustainable location in close proximity to the town centre (100 metres), to bus stops (200 metres), the bus station (0.1 miles) and Havant railway station (0.3 miles) and therefore removes the need for on site parking as the site can easily be accessed by a number of alternative sustainable transport modes.

- 4.5. Access to the site for pedestrians is set back from the road due to the culvert.
- 4.6. When compared to the existing office use the proposed residential development is not considered to provide additional trips to or from the site.
- 4.7. As such, the proposal accords with National and Local Planning Policy and is not likely to result in a material increase or change of traffic levels in the vicinity.

Contamination:

- 4.8. From a review of the planning history records the site has only been used for office and residential purposes and therefore the risk of contamination is not considered likely.

Flood Risk:

- 4.9. A flood risk assessment accompanies this application and details that the existing building is located within flood zone 1 and therefore is not at risk of flooding. The land to the east of the existing building, outside the red line, is within flood zone 3. In the event of a flood, access and egress, if required, could be achieved westwards along West Street where there would be no flood water.
- 4.10. In summary, the building to which this Prior Approval Application relates is not at risk of flooding.

5. Summary:

- 5.1. This is a straight forward prior approval submission for the conversion of the ground, first and second floors at 64 West Street from Office (B1(a)) Use to Residential (C3) Use, in accordance with the recent legislative changes to the Town and Country planning General Permitted Development Order 1995 (as amended), relating to Class J, Part 3.
- 5.2. The above assessment and enclosed supporting documentation identify that there is no risk in terms of flooding and that on contamination and highways grounds there is no detrimental risk as a result of this conversion.

We trust you have enough information to assess this submission, however if you require any further information of if any aspect requires further clarification, please do not hesitate to contact me or my colleague, David Ramsay.

Yours faithfully



Ben Christian BSc (Hons), MSc
Planner
Vail Williams LLP
DDI: 023 8082 0980
e-Mail: bchristian@vailwilliams.com

