

Havant Borough Core Strategy March 2011

Policy DM2

For

Gospel Hall
Mill Road
Waterlooville
Hampshire

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Description

Mill Road is a minor road characterized by both commercial and residential properties.

The character within the immediate vicinity of the application premises is residential ranging in age and style.

The current building is vacant having been used as a Gospel Hall until recently sold. We understand that the building has only had the one use.

Design Proposal

The proposal seeks the change of use from D1 to C3 maintaining the existing footprint and elevations. Internally the rear element of the building will be subdivided to support 2 bedrooms allowing for a 3 person bungalow.

Further internal works are proposed to form a residential kitchen, lounge and bathroom area with supporting internal refurbishments all in accordance with building control requirements.

DM2 Policy

We refer to :-

DM2 Protection of Existing Community Facilities and Shops

Development proposing the change of use or loss of any premises or land currently or last used as community services and facilities, including local shops, will only be permitted where both the following criteria can be met:

1. It has been demonstrated, through an active marketing process that the premises or land are no longer viable for their authorised use or any other use which would provide a beneficial facility to the local community.
2. The facility is no longer required for a community use or that there is an easily accessible existing or new facility for the community it is intended to serve.

Through the marketing of the property Reeds Rains (reference their letter dated 30th October 2014 issued within the planning application) are able to demonstrate that they actively marketed the property as required within point 1 of DM2

Throughout the marketing process Reeds Rains have confirmed that they had no interests from potential buyers looking to retain the building for its current use a place of worship. Alternative uses were also considered but again no buyers have considered this property given the current availability as follows :

- Cowplain Activity Centre 2.4 miles
- Napier Hall Horndean 3.5 miles

- Deverell Hall Purbrook 0.9 miles
- Crookhorn School 1.6 miles
- Sringwood Community Centre 1.1 miles
- The Acorn Centre 2.5 miles
- Westbrook Hall 2 miles

Conclusion

The proposal reinforces the residential environment and brings back in to use a redundant building with no adverse effect to adjacent properties.

The property has been actively marketed and has no further use for the community.

We respectfully requested that planning permission is granted.