

**Planning Statement as part of a planning application at
11 Warfield Avenue, Waterlooville**



Site Analysis

The property at 11 Warfield Avenue is a residential style building that is on a corner plot between Warfield Avenue and Spur Road.

In the past, it is understood that the ground floor area was used as a dental practice while the upstairs remained *residential*.

Following the dental practice a computer company (Capitol Computers) occupied the premises.

In 1993 Mr D Clackett purchased the property and transferred his 'Hands On MIDI Software' business from his old premises in Bell Road, Cosham to this address.

In 1999 a retrospective planning permission, reference 99/56865/3 was granted for 'Continued use of property as residential with offices for computer software mail order business and two storey and single storey rear extensions for additional office use at ground floor and additional residential accommodation'.

This permission is personal to Mr Clackett as, when he ceases to occupy the land at which time the accommodation use for business is to be integrated into residential accommodation as a single family dwelling house.

Over the years technology has changed and now the mail order side of the 'Hands On MIDI Software' business has ceased as orders are now received over the internet and the music software is sent to clients also over the internet.

The room that was the mail order side of the business is now vacant.

Mr Clackett has offered the vacant room to Miss Louise Boyer who is known to him through the music business.

Miss Boyer is a self employed Osteopath and she does not employ any other person to help her.

In order for her to occupy the room, a planning application for a change of use of the vacant room from a Use Class B1 (business) to Use Class D1 (medical) is attached.

The side access to the business area of the property to remain and the common area between the business entrance and offices, including the cloakroom, to be changed to a mixed B1 and D1 use.

The planning condition 4 of the 1999 consent to be continued with this application.

Access

There is car parking at the rear for 6 cars, three for Mr Clackett and two for the D1 use plus one visitor space.

The car park is accessed from Spur Road.

The D1 use would only have one visitor at a time having a small breather break between appointments.

Mr Clackett rarely has any visitors as business is conducted over the internet and the telephone.

Conclusion.

The proposed use of the vacant room would not have any further impact on the locality than at the time when the previous application was granted.