

Planning Application Response of Planning Policy

Application No:	APP/14/00517
Site Address:	Hall Place, 20 South Street, Havant, PO9 1DA
Development:	Conversion of existing commercial premises to 2No. dwellings (1No. 2 bed and 1No. 4 bed dwelling) incorporating replacement conservatory and rooflights, and external and internal alterations
Case Officer:	S Andrews
Comments by:	L Weaver
Date of Comments:	30 September 2014

Comments

The Local Plan now comprises of the Core Strategy (2011) and the recently adopted Allocations Plan (2014). It should be noted that Saved Policies are no longer relevant.

Promoting Havant Borough's Economy: The proposal is to convert the premises from currently occupied offices to 2No. dwellings (1No. 2 bed and 1No. 4 bed dwelling). This would result in loss of 542 square metres of B1 (a) Office use, however Policies CS2 (Employment) and DM3 (Protection of Existing Employment and Tourism Sites) of the Local Plan (Core Strategy) protect employment premises that are fit for purpose. It has been stated by the applicants that the premises are no longer fit for purpose as offices:

The business requirements for the current occupiers are, ".....modern premises locally that can provide open plan space with full optical cable systems and superfast broadband. With the building being 'listed' this standard of wiring commensurate with the running of any modern business could not be achieved..."

The Statement of Marketing states the following, "It is our contention that our client has marketed this property over the last eighteen months in a manner commensurate with the specialist nature of the building and that, in so doing, has acted within the spirit of the Core Strategy Policy."

From the documentation provided, including the Design and Heritage Statement, it would seem that the premises are unsuitable for another type of economic development which provides similar quality and quantity of employment opportunity and therefore another use can be considered.

Whilst the quality of the marketing information seems a little scant, the fact remains that the property was historically a Manor House which was converted to commercial use in 1929. The original layout of the building has been retained despite its conversion to offices and this combined with its listed status suggests that the property is more suited to residential use.

Housing: Street predominantly residential, so the conversion back into a dwelling would be in keeping with the streetscene. The provision of two new homes will contribute to meeting the Borough's housing requirement set out in Policy CS9 of the Core Strategy.

Caring for our Borough: The property is Grade II listed. The site is located in St Faith's Conservation Area and therefore needs to comply with Policy CS11 of the Core Strategy and DM20 of the Allocations Plan on historic assets.

Other policies will also be relevant in determining more general matters associated with the proposal. Further advice from Planning Policy can be sought if required.

Policy Principle of Development: Approve