
Site Address:	10C Downley Road, Havant, PO9 2NJ		
Proposal:	Change of use from light industrial to office with elevational changes and larger mezzanine floor to increase floor space. (Revised application).		
Application No:	APP/14/00446	Expiry Date:	20/06/2014
Applicant:	Mr T Jacobs	Team:	Team 1
	Jacobs Construction Limited		
Agent:	Kanavan & Wingfield	Case Officer:	Stephen Andrews
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located within an established industrial estate that comprises of a variety of B class uses. The scale and appearance of buildings varies throughout the estate with large areas of hardstanding for parking and deliveries for heavy goods vehicles. The character and style of building varies due to the age of the estate with 1960's industrial buildings alongside more modern industrial style units. The eastern edge of the vast industrial estate is separated by a railway line with residential properties beyond. The application site is positioned on the edge of this eastern boundary.

The application property is one of four hangar style units with a mezzanine level. There is on-site parking to the front, with vehicular access through the estate onto Downley Road.

2 Planning History

99/64516 - Erection of 2 buildings on Land North of Dunham Bush on east side of Downley Road, Havant. Approved - Conditions attached to this permission restricting uses on site within the B1 use class, and also limiting the total floorspace provided on site.

3 Proposal

Planning permission is sought for the change of use of the existing industrial unit from B1 light industry to B1 offices. The development would involve some external changes to the existing industrial building to facilitate the change of use. These changes comprise of the removal of the large hangar style door and bricking up of part of the doorway and inserting ground and first floor level windows in the front and rear elevation. The application also proposes the provision of 46sqm of additional mezzanine floorspace within the unit.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

CS2 (Employment)
DM14 (Car and Cycle Parking on Development (excluding residential))

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - No response received

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: 17

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area
- (iv) Parking and highway safety

- (i) Principle of development

The application site is located within the built up area of Havant where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

Planning permission was approved in 1999 (Ref: 99/64516) which gave permission for the erection of 2 buildings on Land North of Dunham Bush on east side of Downley Road, Havant. A condition was attached to this approval (condition 2) which stated; *"Notwithstanding the provisions of any Town & Country Planning General Permitted Development or Use Classes Order, the easternmost of the two buildings hereby permitted shall be used only for Light Industrial purposes falling wholly within the scope of part (c) of Use Class B1 and the western most of those two buildings shall be used only for such same Light Industrial purposes or as a Building Contractors Offices, Workshops and Stores and at no time shall they be used for any other purpose."*

Ordinarily, the proposed change of use from B1, Light Industrial to Offices within the same B1 Use Class would not require planning permission however, the above

condition has removed this right and therefore planning permission is required and must therefore be assessed on its own merits.

The change of use from B1 (Light Industry) to B1 (Offices) within an established business/industrial estate would be appropriately located and would see an employment use for the site within the B classes retained. The proposal would therefore continue to contribute to the local economy and would accord with the wider principles and objectives of policy CS2 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, 2012.

(ii) Impact on neighbour amenity

The nearest residential dwellings are located to the east of the site and are approximately 55m away from the application site and separated by a railway line, which is positioned on an embankment.

The separation distance from neighbours, railway line and boundary screening and general nature of the area would suitably ensure that the development would have no significant impact on the amenities of neighbouring properties, with particular regard to overlooking, loss of privacy and noise disturbance. Further the proposed office use is likely to be more conducive to a residential area and no more harmful in terms of general disturbance than the existing and neighbouring industrial uses.

The development would therefore comply with the requirements of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on the character and appearance of the area

The proposed change of use would accord with the prevailing industrial/business character of the estate with its plethora of B use classes. The development is therefore reflective of and in keeping with the use and character and appearance of the site and its surroundings.

(iv) Parking and highway safety

During the determination of application 99/64516 consideration was given to the proposed floor space of the commercial development as a whole. A condition was imposed (condition 3) ensuring that the parking provided directly related to the amount of floor space being provided by the development. The condition restricted any further increase in floor space in order to ensure that there was adequate parking provision for the commercial site.

Since planning permission was granted in 1999, the applicant has purchased a further piece of land to the south, enabling a further 36 car parking spaces to be provided. For the purposes of this application the additional on site parking allows for a further three car parking spaces to be allocated for the B1(a) office use, with its increase in floor area of 46 square metres. Further the plans show the provision of secure cycle parking for six cycles. The remaining parking and access arrangements would remain unaltered for the site.

It is considered that the extended parking provision for the site and provision of secure cycle parking would be acceptable and in line with the parking standards for the extended B1 use, ensuring that adopted parking standards are maintained.

In the absence of a highway objection it is considered that the development would not pose a risk to pedestrian or highway safety.

8 **Conclusion**

Having regard to the above information the development is in accordance with the policy requirements within section 4 of this report. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00446 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 All works of external repair, restoration and replacement shall faithfully match the original features, unless otherwise agreed with the Local Planning Authority in writing.
Reason: To secure a satisfactory and sympathetic form of development and having due regard to policy CS11.4 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Prior to first occupation provision shall be made available on site for the provision of secure cycle parking for six cycles, as shown on approved plan 2260:2A, and for six car parking spaces for use of the B1(a) offices hereby approved.
Reason: To ensure that the development makes suitable provision for on-site parking and cycle parking for the intended use and to accord with the Council's adopted parking standards, in accordance with policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing 2260:1A
Drawing 2260:2
Drawing 2260:2A - cycle provision

Reason: - To ensure provision of a satisfactory development.