

KP/Cir.M.0329

26th March 2014

Planning Services
Havant Borough Council
Public Services Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX



Dear Sir / Madam

Town and Country Planning (General Permitted Development) Order 1995 (as amended)

Application for change of use of an office building (use class B1(a)) to residential (use class C3)

At 4B Fernwood House (first floor), 45-47 London Road, Cowplain, Waterlooville, PO8 8DH

Please find enclosed notification of a proposed change of use from office (use class B1 (a)) to residential (use class C3) in relation to the first floor of 4B Fernwood House, 45-47 London Road, Cowplain.

The notification is submitted pursuant to Schedule 2, Part 3, Class J of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) which permits "*development consisting of a change of use of a building and any land within its curtilage to a use falling within Class C3 (dwellinghouse) of the Schedule to the Use Classes Order from a use falling within Class B1 (a) of that Schedule*" subject to certain exemptions and conditions. The sole condition (paragraph J2) requires a developer (before beginning the development) to apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to:

- (a) Transport and highways impacts of the development;
- (b) Contamination risks on the site; and
- (c) Flooding risks on the site.

This letter therefore seeks determination as to whether the prior approval of the LPA will be required. In accordance with Paragraph N.2 of the aforementioned Order please find enclosed the following documentation:

- The Council's completed relevant application form;
- Site Location Plan (M.0329_01-1);
- Existing First Floor Plan (M.0329_02-1)
- Proposed First Floor Plan (M.0329_09-1);
- A cheque for £80 to cover the relevant fee.

As set out above the three issues for which the LPA may require prior approval are transport and highways impact of the development; contamination risks; and flooding risks. Each of these issues is therefore dealt with below:

Transport and Highways Impact

The proposed site is located within the Cowplain District Shopping Centre and comprises a small group of offices at first floor level above a ground floor restaurant.

This notification relates to proposals to convert the existing office space into 4 no. apartments (1 no. 3 bed, 1 no. 2 bed and 2 no. 1 beds).

The site is located in a highly sustainable location where future residents would be within very close walking distance of a range of facilities within and adjoining the District Centre, as well as a regular bus service between Clanfield and Gunwharf Keys (Portsmouth).

Residents would have access to the existing car park to the rear of Fernwood House which also serves the wider building. In addition, as set out above the site is located in an area where future occupants would be able to use alternative forms of transport including walking and bus services. Furthermore there is a large public car park to the rear (west) of the District Centre as well as on street car parking to the front of part of the District Centre, providing additional car parking opportunities for visitors to future residents.

Furthermore, pre-application advice from the Council in relation to proposals for 4 no. new build apartments above the offices subject of this notification (as referred to below) advised that it would not be necessary to meet the Council's minimum parking standards due to the sites sustainable location.

In view of the small scale of the proposals (i.e. 4 no. apartments) as well as the sites sustainable location the proposals would not lead to an adverse transport or highway impact.

Contamination Risks

The proposals relate to the first floor only below which is a long standing active restaurant use located within a predominantly retail and residential area. On the basis of the sites first floor position as well as surrounding land uses there are not considered to be any contamination risks associated with the site or proposals.

Flooding Risks

The site lies in Flood Zone 1 and as such is not at risk of flooding.

Whilst not relevant to this notification it is noted that a planning application is also submitted for external alterations to the first floor as well as the addition of a second floor to provide a further 4 no. apartments.



I trust that the above and enclosed are sufficient to confirm whether prior approval will be required and in accordance with paragraph N.9(c) of the aforementioned Order if no response is received within 56 days following the date on which the application was received by the LPA it will be deemed that development can commence.

Yours faithfully



Kerry Pfeleger
Senior Planner
Kerry.pfleger@pegasuspg.co.uk

Enc.

