
Site Address:	4 Havant Road, Emsworth, PO10 7JE		
Proposal:	Installation of freestanding 'micro office' building.		
Application No:	APP/13/00526	Expiry Date:	07/08/2013
Applicant:	Dr Biddle	Team:	Team 2
	Emsworth Specialist Practice		
Agent:	Mr Pickup	Case Officer:	Rachael McMurray
	Pickup Town Planning		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on the corner of Havant Road and Warblington Road in Emsworth Town Centre and within the Emsworth conservation area boundary. It comprises a two-storey building which is Grade II listed. It currently operates as a specialist dental surgery. There is vehicular access from Havant Road into a small car park. To the rear of the car park there is a small private garden which is accessed by a gate from the car park.

2 Planning History

06/55539/006

Use of property for part specialist dental surgery - periodontics (Class D1) and part residential accommodation. Permitted - 29/9/06.

08/55539/006

Removal of condition 2 and variation of condition 3 of Planning Permission 06/55539/006 to allow use of first floor residential rooms as additional surgery rooms with associated increase in number of appointments per day to 35. Permitted - 7/5/08

3 Proposal

Freestanding micro-office to be located in the enclosed garden at the rear of the parking area. The purpose of the structure would be for an office and not an additional treatment room for the dental surgery. The number of staff or patients at the surgery would not change. The office would be for the use of the existing manager. It would feature a pitched roof and be finished in cream paint with a charcoal colour roof. The structure would measure 2.29m x 2.29m with a ridge height of 2.49m.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Access Officer:

While we, as an access group, appreciate that this '[micro-office](#)' is intended for a specific named individual, there is the likelihood in the future that the role may be undertaken by a disabled person requiring wheelchair access or with other disabilities.

Our comments, once again, overlap with issues of Part 'M' of the building regulations, but we would question:

a) in order to ensure full accessibility of any staff likely to require access, the access ramp should be included as part of the initial project, otherwise should one be required in the future it is likely to be considered that a temporary ramp would be sufficient, but would not be a suitable long term solution.

b) while the width of the proposed doorway is more than ample for wheelchair access, there would seem to be little space within the office to move around, and we would also question whether adequate natural lighting could be provided to suit the needs of a potential partially-sighted worker.

We have no objections to the work going ahead provided the questions above are adequately considered by applicants to the satisfaction of the planning officer concerned.

Officer Note - The applicant will be advised of these comments via an informative.

Conservation Officer:

4 Havant Road is a Grade II listed residential property located within the Emsworth Conservation Area. Given the position of the micro office and screening to the property boundary (wall & railings) I have no reason to believe it will have any significant impact on the setting of the listed building or the wider conservation area. The scale and design of the micro office would also be acceptable causing no adverse impact on the architectural or historical interest of the listed building.

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: 6

Number of site notices: 1

Statutory advertisement: 21/06/2013

Number of representations received: 0

7 Planning Considerations

7.1 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) Effect on the streetscene
- (iii) Effect on the character and setting of the listed building and conservation area
- (iv) Effect on the neighbouring properties

(i) Principle of development

7.2 The site is located in a defined urban area whereby development proposals are acceptable in principle subject to other development control criteria.

(ii) Effect on the streetscene

7.3 It is considered that there would be minimal impact on the streetscene as the proposal would be set back into the enclosed garden and obscured by the existing wall/railings which separates the garden and parking areas.

(iii) Effect on the character and setting of the listed building and conservation area

7.4 The Conservation Officer has been consulted and has advised that the structure would be unlikely to have any significant impact on the setting of the listed building or the wider conservation area. The scale and design of the micro office would also be acceptable causing no adverse impact on the architectural or historical interest of the listed building.

(iv) Effect on the neighbouring properties

7.5 The view of the structure would be mainly obscured by the existing 2.2m high boundary wall with No. 1 Warblington Road and therefore would be unlikely to have an adverse impact in terms of causing a loss of outlook or amenity. As the structure would be used for an office and not an additional treatment room, it is considered that there would not be an issue in terms of potential noise disturbance to neighbouring properties.

8 Conclusion

The proposal is considered to be acceptable and is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00526 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3

years from the date of the approval of the last of the reserved matters to be approved.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The building hereby permitted shall be used only for ancillary office accommodation for purposes incidental to the carrying out of the specialist dental surgery and shall not be used as a separate treatment room or for residential accommodation whatsoever unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site plan - P1

Block plan - P2

Proposed site plan - M114769-03

Plans and elevations - M114769-01

Reason: - To ensure provision of a satisfactory development.