

STRIDE & SON

SURVEYORS & VALUERS
AUCTIONEERS, HOUSE & ESTATE AGENTS

ESTABLISHED 1890

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DESIGN AND ACCESS STATEMENT

FOR THE PROPERTY

KNOWN AS

12 WEST STREET

EMSWORTH

HANTS

PO10 7DY

JUNE 2012

DJB/AKJ

Mayfair Office: Cashel House, 15 Thayer Street, London W1U 3JT

Stride & Son is the trading name of Stride & Son Ltd. Registered Office: 4 Dukes Court, Bognor Road, Chichester, West Sussex, PO19 8FX

Registered in England Company Number: 6724455

Regulated by RICS

This is a design and access statement for the property known as 12 West Street, Emsworth, Hants. PO10 7DY.

GENERALLY

This is a planning application for a change of use on an end of terrace property formerly a terraced house which in 1974 was granted planning permission to change from residential to office space which has continued, but now the intention is to apply for a change of use back to residential use.

CONTEXT

A careful examination has been made of the site and the adjacent buildings are terraced houses, and this to all intents and purposes, particularly when viewed from West Street, has the appearance of a house rather than an office. It has sliding sash windows, coloured elevations with a black painted plinth, all under a slate roof.

The main advantage with this property is that the original room layout when formed into offices was retained, and therefore it is only with minor alterations to the interior that it can be re-converted back to residential use.

It will not affect any adjacent buildings, roads, trees, etc.

The property has vehicular access towards the rear where there is one allocated car parking space.

AMOUNT AND LAYOUT

The amount of development comprises the conversion of the existing office back to residential use, and here a plan is attached showing the existing layout and the proposed layout giving a living room, kitchen /breakfast area, utility room and separate w.c. on the ground floor, with two bedrooms and a bathroom on the first floor which can easily be formed with stud partition walls, and then altering the staircase to give access up into the roof space where there is adequate room for a study, now popular in modern properties where work is often undertaken from home.

The amount of work to be undertaken to the structure is minimal. There will be one additional window to the breakfast area, but otherwise all will remain as at present, and natural light to the study area will be achieved with the provision of two Velux rooflights. There is no overlooking of any adjacent units. The window from the breakfast area will look out on to the drive.

SCALE

There is no alteration to the height of the building.

LANDSCAPING

There is no garden as such with the property. At the front the wall of the house abuts the road. There is a shared access drive running along the eastern side, and there is one allocated parking space immediately to the rear which will be retained.

APPEARANCE

There will be no alteration to the appearance of the building. The sliding sash windows at the front for example will all be retained.

ACCESS

As mentioned above, shared access and a designated parking space at the rear.

PLANNING HISTORY

Originally the property comprised an end of terrace house, similar in design and style to other units immediately adjacent. In 1974 planning permission was granted for a change of use from residential to form office space – Planning Reference No. 2446 8/1, Therefore it has been used as an office since that time, and by definition can be considered under the Use Classes Order as Class A2, Financial and Professional Services.

There has been no other use of which we are aware since that time, and it has been vacant since the last firm who we believe were architects, moved out from the property.

From the inspection that has been made it is a very dated structure and really is not suitable now as a professional office. It is in very poor decorative order internally and with the limited window space etc. does not lend itself to modern office use,

The old original front door remains on the side of the property but this has not been used for some time, and access has been from the rear door leading off from the drive and going down a step to it.

To all intents and purposes when viewed from the outside the property matches the adjacent units and gives the overall impression of being a house. It does also have the advantage of a parking space at the rear which will accommodate one car. There is also sufficient space for a bicycle to be kept here and immediately outside the back door there is space for waste bins and as a residential unit would have easy access to the harbour and local amenities including playground for children etc.

Prior to making this application a preliminary enquiry was made of the Borough of Havant and we attended a meeting on 6th July 2012 with Mr. G. Emerson, Planning Officer, and discussed our proposals with him.

In accordance with the advice he gave we have studied the Havant Borough Core Strategy documentation, and in particular paragraphs DM2 and DM3, copies of which are attached.

Firstly photographs were taken of the property and one of the photographs which we attach shows the Estate Agents board outside the property, the agents being Messrs. Borland & Borland, who have been marketing this property for some time and in particular for at least six months.

Due to the layout of the property and its general condition it has not been possible to let the property, there have been no sales registered and we attach monthly reports from Messrs. Borland

& Borland with sample adverts which were placed in the local paper. The agents actively attempted to market the property as offices or even consider alternative uses which of course would have required the necessary change of use applications if a buyer had been found.

Thus, in the present difficult economic times when there are a number of offices and retail units available on the open market, and this we also know from our own Estate Agency department, alternative uses have to be found.

By virtue of the size of the building even if let as offices, it would not provide as much of a beneficial facility to the local community. Thus in particular we believe paragraph 10.06 has been adhered to.

As far as paragraph 10.08 is concerned we would suggest that in any event this building is in a secondary trading position away from Emsworth centre, and with the restricted parking in the road outside there is unlikely to be much passing interest.

With reference to paragraph 10.10 there are no proposals for redevelopment of this part of Emsworth in particular.

Dealing with paragraph DM3 we believe there would be no alteration to any existing employment criteria, and this is not a tourist site.

To conclude, the building will easily convert back to residential use which prior to 1974 was as a terraced house.

The building does need modernisation and updating internally with repainting etc. and this can be easily achieved at fairly minimal cost.

The property does have the advantage of an allocated car parking space to the rear.

There is no demand for an old fashioned office building of this type. The rooms are small and with only one toilet at the rear it is not ideal for a mixed sex office use.

It is requested therefore that planning permission is granted for a change of use to residential accommodation.

In addition the following documents are attached to this application:

1. A copy of the original planning permission.
2. Confirmation from Messrs. Borland & Borland that they have attempted to market the property and the monthly reports are enclosed together with any adverts in local papers;
3. Photographs of the exterior of the property which also show the agents' board outside the house.

4. Copies of the Havant Borough Core Strategy document, and in particular paragraphs DM2 and DM3 which have been studied in making this application.



Stride & Son Ltd, St. John's Street
Chichester.

19 NOV 1974

Form 9.

HAMPSHIRE
BOROUGH OF HAVANT
TOWN AND COUNTRY PLANNING ACT, 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1973

To:— Kinloch-Elizabeth Hollis,
6 King Street,
EMSWORTH,
Hants.
PO10 7AZ

Reference No.: 24468/1

In pursuance of their powers under the above-mentioned Act and Order, the Council, as the local planning authority, hereby PERMIT alterations to form office space at 12 West Street, Emsworth

in accordance with your application received on 27th September, 1974 and the plans and particulars submitted in connection therewith and subject also to due compliance with the conditions specified hereunder:—

Planning permissions
other than Outline
permissions except
where another period is
specified in case of
limited period
permissions or retentions

1. The development hereby permitted must be begun within a period of five years beginning with the date on which this permission is granted.

The reasons for the foregoing conditions are:—

1. To comply with Section 41 of the Town and Country Planning Act, 1971.

- NOTE:—(1) This permission does not purport to convey any approval or consent which may be required under the Town and Country Planning Act, 1971, otherwise than under Sections 29—34 and where by virtue of Section 55 the permission operates as a "listed building consent", or which may be required under any other Acts, including any Byelaws, Orders or Regulations made under such other Acts.
- (2) Developers are reminded that the grant of planning permission does not entitle them to obstruct a right of way and that, if it is necessary to stop up or divert a right of way in order to enable the development to be carried out, they should apply without delay.
 - (a) in the case of a footpath or bridleway for an authority under Section 210 of the Town and Country Planning Act, 1971;
 - (b) in any other case to the Secretary of State for the Environment for an Order under Section 209 of the Town and Country Planning Act, 1971.
 - (3) Attention is drawn to the provisions of Section 43 of the Hampshire County Council Act, 1972, relating to access for the Fire Brigade as set out overleaf.

Elmleigh Road,
Havant, PO9 2AT.
Telephone: Havant 2431.

W. H. Sharp
DEPUTY Director of Technical Services.

Date 18 NOV 1974

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JCH

HAMPSHIRE
BOROUGH OF HAVANT
TOWN AND COUNTRY PLANNING ACT, 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1973

To:— Elizabeth D.M. Hollis, A.R.I.B.A., Reference No.: 24468
6 King Street,
EMSWORTH, Hants.
PO10 7AZ

In pursuance of their powers under the above-mentioned Act and Order, the Council, as the local planning authority, hereby PERMIT Change of use to office -
12 West Street, EMSWORTH

in accordance with your application received on 22nd April, 1974 and the plans and particulars submitted in connection therewith and subject also to due compliance with the conditions specified hereunder:—

Planning permissions other than Outline permissions except where another period is specified in case of limited period permissions or retentions

1. The development hereby permitted must be begun within a period of five years beginning with the date on which this permission is granted.
2. Before the building is occupied or the use commences the areas provided for car parking shall be surfaced in materials to the satisfaction of the Local Planning Authority.
3. Details of any alterations to the building shall be submitted to and approved by the Planning Authority before work is commenced.
4. The residential appearance of the premises shall be maintained and the windows shall be curtained and not used for display purposes.

The reasons for the foregoing conditions are:—

1. To comply with Section 41 of the Town and Country Planning Act, 1971.
2. To minimise the likelihood of car parking outside the areas provided for car parking.
3. To safeguard the appearance of the premises and the character of this residential area.
4. In order to secure well planned development.

- NOTE:—(1) This permission does not purport to convey any approval or consent which may be required under the Town and Country Planning Act, 1971, otherwise than under Sections 29—34 and where by virtue of Section 55 the permission operates as a "listed building consent", or which may be required under any other Acts, including any Byelaws, Orders or Regulations made under such other Acts.
- (2) Developers are reminded that the grant of planning permission does not entitle them to obstruct a right of way and that, if it is necessary to stop up or divert a right of way in order to enable the development to be carried out, they should apply without delay.
- (a) in the case of a footpath or bridleway for an authority under Section 210 of the Town and Country Planning Act, 1971;
- (b) in any other case to the Secretary of State for the Environment for an Order under Section 209 of the Town and Country Planning Act, 1971.
- (3) Attention is drawn to the provisions of Section 43 of the Hampshire County Council Act, 1972, relating to access for the Fire Brigade as set out overleaf.

Elmleigh Road,
Havant, PO9 2AT.
Telephone: Havant 2431.

DEPUTY *W. H. D. [Signature]*
Director of Technical Services.

Date 17 JUN 1974

O	C
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FD.

Borland & Borland

INDEPENDENT ESTATE AGENTS

12 West Street,
Emsworth, Hampshire PO10 7DY

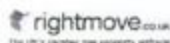


£8,500 Per annum

9a High Street, Emsworth, Hampshire PO10 7AQ

Telephone: 01243 377655 Facsimile: 01243 388110 www.borlandandborland.co.uk

Email: property@borlandandborland.co.uk





INDEPENDENT ESTATE AGENTS

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655 / email: property@borlandandborland.co.uk

JANUARY REPORT 2012

12 WEST STREET, EMSWORTH

12 West Street is available to rent at £8,500 per annum.

We enclose the details for your perusal. A 'To Let' board has been erected on the property and it is also showing as available on our website.

Over the last four weeks we have had only one enquiry from a Mr Biggs enquiring as to whether it could be used as a cake making establishment.

On viewing he felt that it was not suitable.

We have placed an advert in the Chichester Observer and West Sussex Gazette which will appear in the second week in February, copies of which are kept here on file. A window card has been placed in both our lettings and sales office windows for maximum exposure.

Borland & Borland



9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655 / email: property@borlandandborland.co.uk

FEBRUARY REPORT 2012

12 WEST STREET, EMSWORTH

12 West Street is available to rent at £8,500 per annum with offers considered including a rent free period to anyone wishing to do any work.

We enclose a copy of the advert that appeared in the Chichester Observer on your behalf in February.

A window card has been placed in both our Lettings and Sales Offices for maximum exposure.

We have had an enquiry from a Mr Fletcher of Island Fine Arts Limited on the Isle of Wight. Mr Fletcher spent some time at the property and brought back a builder and it was his intention to look at the property as an Art Gallery reselling paintings in the main for approximately 12 artists. I have in fact corresponded with him, he was looking to relocate his business from the Isle of Wight as he felt he was missing out on passing trade and wanted to make some structural changes with planning permission to the blocked up door and window on the east elevation and some minor works to fireplaces and cupboards downstairs. He also wanted to install security cameras front and back and other such things. Unfortunately he decided not to pursue the premises as he felt that for his inward investment he would not get enough wall space for the pictures.

We also have had a second viewing from a Mrs Hares who viewed it – declined to give us her usage but apparently it was not of interest.

Borland & Borland



INDEPENDENT ESTATE AGENTS

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655 / email: property@borlandandborland.co.uk

MARCH REPORT 2012

12 WEST STREET, EMSWORTH

12 West Street is available to rent at £8,500 per annum with offers considered including a rent free period to anyone wishing to do any work.

We have had an enquiry from a Mrs Simons who wanted to know rates, various details etc., but on viewing the property she explained that she was looking for properties to invest in and rent out which does not make commercial sense and she declared that she was not interested.

On the 30th March we had a Mrs Nelson express an interest asking with regard to rates, she did not view and was considering opening a small family law practice, but we have not heard from her again.

Borland & Borland



9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655 / email: property@borlandandborland.co.uk

APRIL REPORT 2012

12 WEST STREET, EMSWORTH

12 West Street is available to rent at £8,500 per annum with offers considered including a rent free period to anyone wishing to do any work prior to moving in.

During April we have had one enquiry from a Miss Symonds, a Portsmouth based lady who said they had a group of companies which involved liquidation and receivership and that they were thinking of opening a business offering care home services which would be a new venture. They offered £7,200 per annum but required a break clause after 12 months. Negotiations were carried out, Mr Bryant asking for a £7,750 per annum rent with a 6 year lease with a 3 year break clause on either side subject to a 3 yearly review.

However, Miss Symonds was not prepared to enter into such a lease being a new venture and with the works required to the property, they were not considered to be a suitable tenant. However, they have lost interest and not been back to us.

We have placed an advert in the Chichester Observer and West Sussex Gazette which appeared in the second week of April, copies of which are kept here on file. A window card has been placed in both our lettings and sales office windows for maximum exposure.



INDEPENDENT ESTATE AGENTS

9a High Street, Emsworth, Hampshire PO10 7AQ

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MAY REPORT 2012

12 WEST STREET, EMSWORTH

12 West Street is available to rent at £8,500 per annum with offers considered including a rent free period to anyone wishing to do any work prior to moving in.

We have received no enquiries through the month of May.

We have placed advertisements in the Chichester Observer on the 17th May and 31st May to which we have had no response. Copies of which are kept here on file. Window cards have been placed in both our Sales and Lettings Office windows. The property continues to be featured as it has been from the beginning of marketing on Rightmove and on our Borland & Borland website.

Borland & Borland



INDEPENDENT ESTATE AGENTS

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655 / email: property@borlandandborland.co.uk

JUNE REPORT 2012

12 WEST STREET, EMSWORTH

12 West Street is available to rent at £8,500 per annum with offers considered including a rent free period to anyone wishing to do any work prior to moving in.

We enclose a copy of the advert that appeared in the Chichester Observer on your behalf in June.

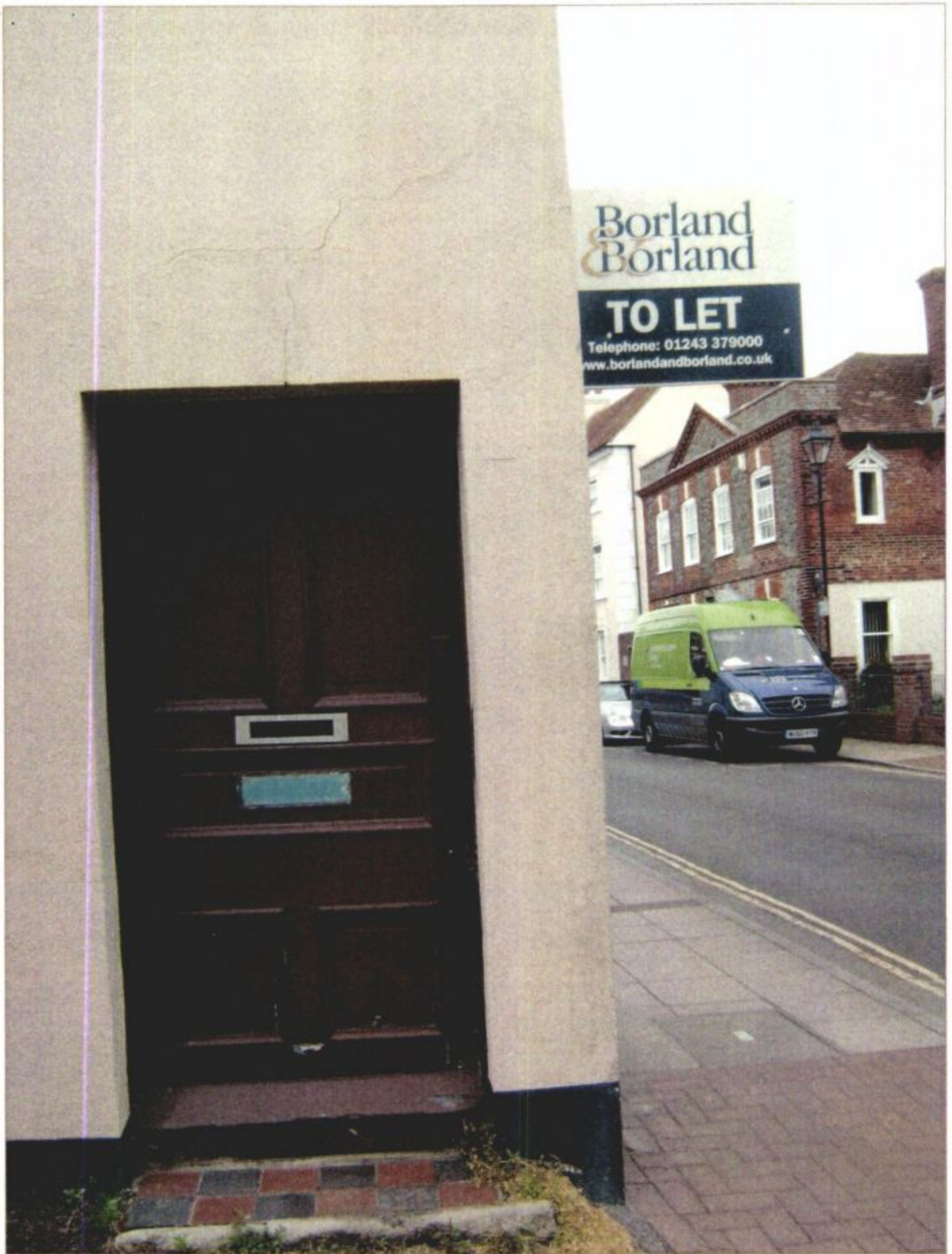
The property has been continually offered. We have had one viewing in June, unfortunately the property was not considered to be in a visible enough position for the start up business of retailing 'shabby chic' that the applicants wanted.

A window card has been placed in both our Lettings and Sales office windows.

Borland & Borland



Front elevation



Photograph taken June 2012



Side elevation with access door



Rear elevation showing car parking space



Interior of existing building showing central heating boiler and cloakroom

in the case of a retail unit, this will be sufficient to ascertain whether an alternative retail use is viable. If the premises are no longer required for retail purposes, priority will be given to alternative uses which contribute to the general vitality and viability of the area. In the case of all other community uses, a longer marketing period is required. There are fewer buildings in general community use, for example public houses and village halls and once lost, will be harder to replace in the future.

- 10.10 It is recognised that some community facilities are located in areas proposed for redevelopment which can bring about wider community benefits. Where the loss of a facility is proposed as part of a wider redevelopment for which there is a recognised need, justification for the loss of the facility will still be required.

Where else to look:



PPS1: Delivering Sustainable Development: The provision of good quality and easily accessible community facilities is important in creating sustainable communities.

Policy CS1 encourages the effective use and enhancement of community centres.

Town and Country Planning Use Classes Order 1987;
Town and Country Planning (Use Classes) (Amendment) (England) Order 2005.

The Town and Country Planning (Use Classes) (Amendment) (England) Order 2006

Promoting Havant Borough's Economy

DM3 Protection of Existing Employment and Tourism Sites

1. The change of use or development of land or premises currently or last used for B use class employment purposes to non-B use class employment will only be permitted where it has been demonstrated that the land or premises are not fit for purpose and financially unviable for B use class purposes. Where it is clearly demonstrated that the site is no longer suitable for B use class employment, other types of economic development should be considered in the first instance. These uses will be expected to provide employment opportunities of similar quality and quantity as those which previously existed. Only if another type of economic development cannot be found which provides similar quality and quantity of employment opportunity, will other uses then be considered.
2. The change of use or development of land or premises currently or last used for tourism purposes to non-tourism uses will only be permitted where it has been demonstrated that the land or premises are not fit for purpose and financially unviable for any tourism use.

For both employment and tourism sites this shall be demonstrated through an active and exhaustive marketing process covering at least 18 months for a major site and 12 months for all other sites.

In all cases the marketing process requires as a minimum:

- i) Confirmation by the marketing agent on headed company paper that the premises were appropriately and extensively marketed for the required length of time as set out by the council.

- ii) **Dated photographs of marketing board/s of an appropriate quality, size, scale, location and number, during this time, on the premises.**
- iii) **An enquiry log, how it was followed up and why it was unsuccessful.**
- iv) **A copy of all advertisements in the local press and trade journals (should be at least four weeks' worth of advertisements spread across a six month period).**
- v) **Evidence of marketing via the internet.**

- 10.11 It is important for the economy of the borough to protect existing employment sites that are fit for purpose. Policy criteria CS2.5 and DM3.1 only safeguard B use classes namely offices, manufacturing and warehousing. However, the council does recognise that significant employment opportunities are provided by other forms of economic development. Economic development must provide jobs, generate wealth or produce an economic output. Therefore redevelopment of existing employment sites for other types of economic development will be considered once it has been demonstrated through a vigorous and exhaustive marketing exercise that the site is not fit for purpose for B use employment purposes. This flexible approach will prioritise uses which enhance the borough's business offer or reduce barriers to employability such as childcare facilities. The proposed redevelopment should provide new full time equivalent jobs of a similar number and quality as those existing or previously existing on site.
- 10.12 Other uses that are not a type of economic development, such as housing, will only be considered once all forms of economic development have been duly considered.
- 10.13 A flexible approach to complementary uses should be taken. The type and scale of marketing should be commensurate with the scale of the employment floorspace proposed to be lost. Therefore the council will require evidence that a marketing exercise has been carried out for at least 18 months for a major site and at least 12 months for other sites. A major site is defined as being over one hectare in area or containing over 1000 square metres of commercial floorspace. Evidence is required that the marketing price is realistic and that the marketing has been appropriate and genuine. A record of all the required marketing will need to be presented with the application proposal. Where an existing firm is relocating elsewhere within the borough, maintaining or increasing employment numbers will be acceptable.
- 10.14 The period of marketing must have ended on a date within the six months prior to the date the planning application was submitted. In some instances, where the proposal includes the loss of significant employment or tourism floorspace, the marketing process may need to be extended. The advice of the council should be sought prior to the commencement of any marketing campaign to ascertain the period and extent of marketing required and to discuss the extent of alternative uses that should be explored.

Where else to look:



Property Market Review 2007: Assesses the overall quality of existing business sites and industrial estates across the borough and finds out from companies based in the borough what their future accommodation needs are likely to be.

Havant Borough Employment Land Review 2010:

Employment Land Reviews provide a key part of the evidence base for Local Development Frameworks. The ODPM Guidance Note on Employment Land Reviews (2004) confirms their centrality as one amongst a range of tools in the attainment of sustainable communities.

PPS4: Planning for Sustainable Economic Development: Recognises changes in working

Where else to look:



PPG17: Planning for Open Space, Sport and Recreation: Government Guidance PPG17 provides the basis for planning policy and the protection of open space. One of its main requirements is for each council to produce an audit of the open spaces within its area to assess where there are deficiencies so that additional provision can be focused. The overriding principle is to retain open space unless an assessment has been undertaken which clearly shows that the open space is surplus to requirements.

Havant Open Spaces Plan and PPG17 Assessment: The Havant Open Spaces Plan 2006 audits and assesses the existing open space within the borough.

School Standards and Frameworks Act 1998 (Section 77): School and college open spaces and private sports grounds are included in the Open Spaces Plan even though they may not be currently available for public use. However, public use could be allowed via a Community Management Strategy. In accordance with the requirements of S77 of the School Standards and Framework Act 1998, Hampshire County Council may seek the development of playing fields to rationalise its land holdings as a means of financing recreational and educational improvements. Where such compensatory proposals come forward to offset the loss, the council expects the new or enhanced sports or recreational facilities to be made available for public use provided this does not prejudice the educational efficiency of the school.

National Playing Fields Association: An organisation dedicated to protecting and improving outdoor sports and play spaces.

Small Holdings and Allotments Act 1908: Under the requirements of the Smallholdings and Allotments Act 1908 and the Allotments Acts 1922–1950, when considering proposals to develop land currently or last used for allotments, applicants should be aware that allotments carry their own statutory protection and therefore any application to dispose of allotments will need to demonstrate due consideration of this matter in addition to any policy requirements. The council will require matters relating to the disposal of allotments to be resolved prior to the submission of a planning application.

The Hampshire and Isle of Wight Brent Goose Strategy: Identifies sites within the borough which provide habitats for Brent geese. These sites often comprise large areas of open space and the presence of Brent geese is likely to affect their potential for development. This is available to from the Solent Forum website.

DM2 Protection of Existing Community Facilities and Shops

Development proposing the change of use or loss of any premises or land currently or last used as community services and facilities, including local shops, will only be permitted where both the following criteria can be met:

1. It has been demonstrated, through an active marketing process that the premises or land are no longer viable for their authorised use or any other use which would provide a beneficial facility to the local community.
2. The facility is no longer required for a community use or that there is an easily accessible existing or new facility for the community it is intended to serve.

- 10.05 Where a marketing exercise is required, planning permission will be granted where the applicant demonstrates that they have robustly marketed the land or building. In the case of local shops within identified local centres and small local shops meeting everyday shopping needs outside all identified centres, the premises must be marketed for at least six months. A marketing period of at least 12 months is required in the case of any other community facility or shop in a primary or secondary retail frontage.
- 10.06 It is important that the marketing of the existing land or buildings explores all alternative community uses; that the marketing price is realistic; the marketing has been appropriate and genuine; and that a record of all the marketing is presented with the application proposal. The type and scale of marketing should be commensurate with the scale of the facility proposed to be lost. The council will expect that, for proposals on sites involving community services and facilities and shops in primary and secondary retail frontages, the marketing exercise should be completed for a minimum of 12 months. Local shops require a lesser period of six months. In all cases the marketing process requires as a minimum:
- i) Confirmation by the marketing agent on headed company paper that the premises were appropriately and extensively marketed for the required length of time as set out by the council.
 - ii) Dated photographs of marketing board/s on the premises of an appropriate quality, size, scale, location and number during this time.
 - iii) An enquiry log, how it was followed up and why it was unsuccessful.
 - iv) A copy of all advertisements in the local press and trade journals (should be at least four weeks' worth of advertisements, spread across a six month period).
 - vi) Evidence of marketing via the internet.
- 10.07 The period of marketing must have ended on a date within the six months prior to the date the planning application was submitted. In some instances where the proposal includes the loss of a significant facility, the marketing process may need to be extended; the advice of the council should be sought prior to the commencement of any marketing campaign to ascertain the period and extent of marketing required and to discuss the extent of alternative uses that should be explored.
- 10.08 Policy DM2 refers to shops located within the primary and secondary frontages of centres identified in policy CS4 as well as small local shops located outside these centres that meet everyday shopping needs. Policy DM2 also relates to community facilities including health and education facilities, places of worship, community halls and public houses. These uses typically fall within D1 of the Use Classes Order. It is recognised that there can be potential social, environmental and economic benefits from changing the use of land and buildings. The dynamic nature of our society will change how, when and where it accesses different uses. It is therefore important that existing uses are controlled so that community and leisure uses are not lost in locations that the community can easily access, just because another use is more profitable in the short term. Such changes can be damaging to the community and the environment in the longer term and therefore need to be considered in detail. When proposing the change of use or loss of any premises or land currently or last used as community services and facilities, applicants will need to demonstrate that the premises are no longer required for the current or previous use and that it is not suitable for any alternative community use. In determining whether a community facility is required by the local community, applicants will be required to carry out a consultation exercise, the extent of which should be determined in consultation with the council's community or development management teams.
- 10.09 In the case of the loss of shops located outside the primary and secondary frontages it is recognised that a series of vacant units can be damaging to the vitality and viability of an area. The intention is to maintain an active frontage that contributes to the surrounding local community. A reduced marketing period of six months is therefore required. It is considered that

www.borlandandborland.co.uk

Borland & Borland

6 High Street, Emsworth,
Hampshire PO10 7AW
Telephone: 01243 379000

E-mail: lettings@borlandandborland.co.uk

514112

• LETTINGS

• BLOCK MANAGEMENT

• LANDLORD RENT GUARANTEE

• ENERGY PERFORMANCE CERTIFICATES



Southbourne £875 pcm
Semi detached three bedroom house, lounge/diner, kitchen, family bathroom, south facing rear garden, separate garage and parking for one car.

Emsworth Lettings 01243 379 000 Ref:



Emsworth £750 pcm
The property consists of the following, Fitted kitchen/breakfast room and lounge, Family bathroom and two double bedrooms, Outside there is parking for two cars and a rear garden.

Emsworth Lettings 01243 379 000 Ref:



West Street £8,500 pa
Commercial Let, Two Reception Rooms, Kitchenette.

Emsworth Lettings 01243 379 000 Ref:



Emsworth £800 pcm
Lounge, kitchen/breakfast room, downstairs bathroom with bath and shower cubical. Master bedroom, single bedroom, double bedroom.

Emsworth Lettings 01243 379 000 Ref:



Emsworth £625 pcm
Renovated ground floor Apartment with one bedroom and a Garden. New Kitchen and Bathroom and gas central heating. Available from April.

Emsworth Lettings 01243 379 000 Ref:



Prinsted £1,475 pcm
Three bedroom family home in Prinsted. Lounge/diner with fireplace, fitted kitchen. Master bedroom with en-suite, family bathroom. Driveway. Available now.

Emsworth Lettings 01243 379 000 Ref:



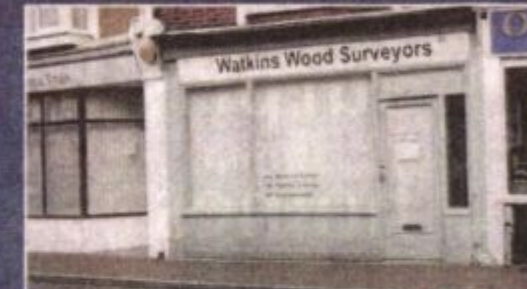
Emsworth £795 pcm
New two bedroom apartment located with in walking distance to Emsworth village. Property also comprises of Sitting Room, Kitchen with white goods & Bathroom.

Emsworth Lettings 01243 379 000 Ref:



Rowlands Castle £595 pcm
Immaculate one bedroom ground floor flat located in the stunning village of Rowlands Castle. Available from April.

Emsworth Lettings 01243 379 000 Ref:



Emsworth £4,500 pa
Office Space with Kitchen and Cloakroom.

Emsworth Lettings 01243 379 000 Ref:



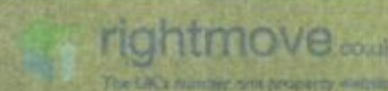
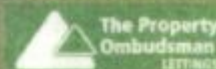
Emsworth £750 pcm
Three Double Bedrooms, Family Bathroom, Sitting Room, Kitchen, Located in Emsworth Village. Available Now.

Emsworth Lettings 01243 379 000 Ref:



Emsworth £625 pcm
Well presented One Bedroom house with Courtyard Garden. Located with in walking distance to Emsworth Village.

Emsworth Lettings 01243 379 000 Ref: 0055



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Westbourne

Delightful cottage with two bedrooms, Sitting Room with Dining Area, Modern Kitchen, Modern Bathroom and South Facing Garden. Available now.

Emsworth Lettings 01243 379 000

Ref:



Emsworth

£825 pcm

Victorian semi-detached house with two bedrooms, sitting room, dining room, Modern kitchen with white goods and Modern bathroom. Garden. Available mid June.

Emsworth Lettings 01243 379 000

Ref:



Emsworth

£650 pcm

Modern one bedroom ground floor apartment located with in a private gated development. With Kitchen, Lounge, Bedroom and Parking.

Emsworth Lettings 01243 379 000

Ref:



Southbourne

£1,800 pcm

Four bedroom detached house with open plan lounge dining room, kitchen/breakfast room, utility room, Garage and Parking.

Emsworth Lettings 01243 379 000

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Emsworth

£10,000 pa

Commercial office to let with stunning views over the mill pond. Kitchen, Toilet Facilities and Parking.

Emsworth Lettings 01243 379 000

Ref:



West Street

£8,500 pa

Commercial Let, Two Reception Rooms, Kitchenette.

Emsworth Lettings 01243 379 000

Ref:



Emsworth

Commercial property to let currently used as a florist located in Emsworth village.

Emsworth Lettings 01243 379 000

Ref:



Rowlands Castle

£595 pcm

Immaculate one bedroom ground floor flat located in the stunning village of Rowlands Castle. Available from April.

Emsworth Lettings 01243 379 000

Ref:



Denvilles

£850 pcm

Well presented family home with three Bedrooms, Sitting room, Dining Area, Kitchen, Garage and Drive way, Garden.

Emsworth Lettings 01243 379 000

Ref:



Hambrook

£750 pcm

Three Bedroom Apartment with lounge, Kitchen and family bathroom with a garden and parking. Available now.

Emsworth Lettings 01243 379 000

Ref:



Emsworth

£795 pcm

New two bedroom apartment located with in walking distance to Emsworth village. Property also comprises of Sitting Room, Kitchen with white goods & Bathroom.

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Southbourne £1,800 pcm

Four bedroom detached house with open plan lounge dining room, kitchen/breakfast room, utility room, Garage and Parking.

Emsworth Lettings 01243 379 000

Ref:



Rowlands Castle £595 pcm

Immaculate one bedroom ground floor flat located in the stunning village of Rowlands Castle. Available from April.

Emsworth Lettings 01243 379 000

Ref:



Prinsted £1,495 pcm

Three bedroom family home in Prinsted. Lounge/diner with fireplace, fitted kitchen. Master bedroom with en-suite, family bathroom. Driveway. Available now.

Emsworth Lettings 01243 379 000

Ref:



Emsworth £650 pcm

Modern one bedroom ground floor apartment located with in a private gated development. With Kitchen, Lounge, Bedroom and Parking.

Emsworth Lettings 01243 379 000

Ref:



Denvilles £850 pcm

Well presented family home with three Bedrooms, Sitting room, Dining Area, Kitchen, Garage and Drive way, Garden.

Emsworth Lettings 01243 379 000

Ref:



Southbourne £795 pcm

First and second floor, split level Apartment. Sitting/Dining Room. Kitchen with White Goods. Communal Grounds. Allocated parking space.

Emsworth Lettings 01243 379 000

Ref:



Emsworth £750 pcm

Three Double Bedrooms, Family Bathroom, Sitting Room, Kitchen, Located in Emsworth Village. Available Now.

Emsworth Lettings 01243 379 000

Ref:



Hambrook £750 pcm

Three Bedroom Apartment with lounge, Kitchen and family bathroom with a garden and parking. Available now.

Emsworth Lettings 01243 379 000

Ref:



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West Street £8,500 pa

Commercial Let, Two Reception Rooms, Kitchenette.

Emsworth Lettings 01243 379 000

Ref:



Emsworth £14,000 pa

Retail space with period shop front. Ground floor consists of Lobby, Kitchen/Workspace. The first floor consists of two rooms, bathroom. Emsworth village.

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Langley Cottage Prinsted Lane £850 pcm
Refurbished Two bedroom cottage with sitting room, dining room, Garden and parking.

Emsworth Lettings 01243 379 000

Ref:



Emsworth £925 pcm
Refurbished 3 bedroom family home with sitting room, dining area, kitchen, utility room and garden.

Emsworth Lettings 01243 379 000

Ref:



Emsworth £14,000 pa
Retail space with period shop front. Ground floor consists of Lobby, Kitchen/Workspace. The first floor consists of two rooms, bathroom. Emsworth village.

Emsworth Lettings 01243 379 000

Ref:



Waterlooville £700 pcm
Two Bedroom Modern Apartment with, Sitting

Room, Kitchen, Garden and Parking.

Emsworth Lettings 01243 379 000

Ref:



Emsworth £8,500 pa
Commercial Let, Two Reception Rooms, Kitchenette.

Emsworth Lettings 01243 379 000

Ref:



Emsworth £10,000 pa
Commercial office to let with stunning views over the mill pond. Kitchen, Toilet Facilities and Parking.

Emsworth Lettings 01243 379 000

Ref:



Emsworth £870 pcm
Three Bedroom semi-detached bungalow with sitting room, dining room, family bathroom, parking and garden. Available 25/08/2012.

Emsworth Lettings 01243 379 000

Ref:



Emsworth £825 pcm
Victorian semi-detached house with two bedrooms, sitting room, dining room, Modern kitchen with white goods and Modern bathroom. Garden.

Emsworth Lettings 01243 379 000

Ref:



Cosham £900 pcm
Refurbished three bedroom house. Sitting Room, Dining Room, New Kitchen, New Bathroom, 2 Double Bedrooms and 1 Single Bedroom, Garden and Parking.

Emsworth Lettings 01243 379 000

Ref:



Southbourne £795 pcm
First and second floor, split level Apartment. Sitting/Dining Room. Kitchen with White Goods. Communal Grounds. Allocated parking space.

Emsworth Lettings 01243 379 000

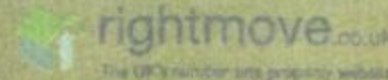
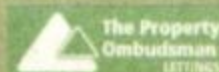
Ref:



Westbourne £800 pcm
Delightful cottage with two bedrooms, Sitting Room with Dining Area, Modern Kitchen, Modern Bathroom and South Facing Garden. Available now.

Emsworth Lettings 01243 379 000

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Emsworth £1,450 pcm

Beautiful Four bedroom house with two reception rooms and new bathroom. Property consists of Sitting Room, Dining Room, Kitchen/Diner, Cloakroom, Four Bedrooms, New Bathroom, Garage and Garden.

Emsworth Lettings 01243 379 000 Ref:



Emsworth

Semi-detached victorian house with lots of character located in Emsworth village. Property consists of Sitting Room, Dining Room, Kitchen, Utility Room, Cloakroom, Three Bedrooms, Bathroom and Garden.

Emsworth Lettings 01243 379 000 Ref:



Waterlooville £700 pcm

Two Bedroom Modern Apartment with, Sitting Room, Kitchen, Garden and Parking.

Emsworth Lettings 01243 379 000 Ref:



Emsworth £8,500 pa

Commercial Let, Two Reception Rooms, Kitchenette.

Emsworth Lettings 01243 379 000 Ref:



Emsworth £14,000 pa

Retail space with period shop front. Ground floor consists of Lobby, Kitchen/Workspace. The first floor consists of two rooms, bathroom. Emsworth village.

Emsworth Lettings 01243 379 000 Ref:



Southbourne £795 pcm

First and second floor, split level Apartment. Sitting/Dining Room. Kitchen with White Goods. Communal Grounds. Allocated parking space.

Emsworth Lettings 01243 379 000 Ref:



Prinsted £850 pcm

Two Bedroom Cottage located in a stunning rural setting. Property comprises of a sitting room, dining room, kitchen two bedrooms and bathroom.

Emsworth Lettings 01243 379 000 Ref:



Emsworth £925 pcm

Modern refurbished house property consists of Sitting Room with Dining Area, New Kitchen, Utility Room, Three Bedrooms, New Bathroom, Garden and Garage.

Emsworth Lettings 01243 379 000 Ref:



Emsworth £625 pcm

Well presented One Bedroom house with Courtyard Garden. Located with in walking distance to Emsworth Village.

Emsworth Lettings 01243 379 000 Ref: 0055



Emsworth £595 pcm

Modern one bedroom flat located in Emsworth village. Property consists of Sitting Room, Modern Kitchen, Modern bathroom, Double Bedroom.

Emsworth Lettings 01243 379 000 Ref:



Emsworth £10,000 pa

Commercial office to let with stunning views over the mill pond. Kitchen, Toilet Facilities and Parking.

Emsworth Lettings 01243 379 000 Ref:

