PERMIT

CHANGE OF USE APPLICATION

at

42 Market Parade
Havant
Hampshire
PO9 1QF

on behalf of

Mrs. Y Zhao

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DESIGN & ACCESS STATEMENT

Ref: 11.1184

November 2011

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1.0 Introduction

The premises on Market Parade were previously a solicitor's office. Since these tenants left, the building has been vacant for over a year. An opportunity has arisen for a traditional Chinese medicine and massage shop to take the lease for the property.
Further to discussions with Havant Borough Council (see Fig 1 below) it has been ascertained that the proposed use will be D1 and the current use for the building is A2. This application is therefore addressing the requirement for approval to be obtained for a change of use from A2 to D1 for this G/F unit.

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Mr M Bates

Our Ref: GEN/11/01257
Direct Line: (023) 9244 6515
Ask For: Mr G Emerson
Email: planning.development@havant.gov.uk

21 September 2011

Dear Mr Bates

Site Location: 42 Market Parade, Havant, PO9 1QF
Re: Change of use to Traditional Chinese Health Massage business

I am writing to you further to your request for pre-application advice, received on the 13/09/2011 regarding the above address.

Using the information provided I can advise that the proposed traditional Chinese health massage use would likely fall within the D1 (non-residential institutions) Use Class.

Having reviewed the planning history of the site I can advise that the unit in question does not currently benefit from a lawful D1 use. I must therefore advise that the proposed Chinese health massage use would require planning permission.

I have included links to the relevant form and guidance notes should you wish to pursue an application (the fee for which would be £335):
http://www.planningportal.gov.uk/uploads/appPDF/X1735Form004_england_en.pdf
http://www.planningportal.gov.uk/uploads/appPDF/Help004_england_en.pdf
http://www.havant.gov.uk/pdf/[4]%20Full%20Planning%20Permission%20-%200509%20Checklist%20&%20Guide.pdf

Please note that the above comments are the opinion of an individual Planning Officer and are in no way binding upon the Council when determining an application for planning permission and nor will they prejudice the outcome of any application submitted.

Yours sincerely

Mr Steve Weaver
Interim Development Services Manager
Our Ref: GEN/11/01257

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Fig 1. Letter from Havant Borough Council 21st September 2011

2.0 Use and amount of development

The internal layout consists a large open space and side office and wc. It is proposed to form a separate space off the main space as a massage room. There are no proposed external changes.



Fig 2. External view of G/F unit.

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3.0 Site Analysis and Constraints

The new shop and traditional massage will not require any changes to the external appearance of the building. There are no aspects of the site which will constrain the use of the building.

4.0 General Form and Layout

The existing internal arrangement will be changed only in so far as a subdivision of the office space to form a separate private massage room. Other than that there are no proposed changes to the internal layout.

5.0 Design

The access point will remain as existing. There are no additional requirements in terms of plant or ducting required.

The use will not create additional waste requirements when compared to a solicitor's office. There is an existing area to the rear of the building used for refuse and this will be retained for the new usage.

6.0 Access

There is no proposed alteration to the existing access into the building, which is currently via the existing front door.

7.0 Conclusion

As there are no proposed changes internally or externally the impact of the new use will be minimal.
The office has been advertised for over a year and with the surfeit of available office space in the area, has proved unattractive.
The proposed use will provide a utilisation of this space and will provide a service to this area.
By being let as a unit we would suggest this will have a positive impact on the locality and we hope will therefore be supported by the planners.