



**EDWARD CAUSH + ASSOCIATES
ARCHITECTS**

11 SOUTHDOWN ROAD COSHAM PORTSMOUTH PO6 2EB

phone : 02392 384477
e mail : eca@architectureltd.co.uk

ECA/EAC/12:1089

By email: daphne.haywood@havant.gov.uk

26 January 2021

Havant Borough Council
Public Service Plaza
Civic Offices
HAVANT PO9 2AX

Dear Daphney

Fiscal House 2 Havant Road Emsworth PO10 7JE

Further to your recent emails raising queries regarding the above, my response follows:

- (a) Description of Application:
I suggest adding, 'and the retention of the single storey Office building.'
- (b) An amended CIL Form 1 is attached (there is no new space).
- (c) The private garden to the proposal is south facing and the retained office building is single storey, therefore not significantly over shadowing the amenity area.
Car parking: garage is 6651 long x 3786 wide and an additional parking space is to be allocated to the proposed dwelling (see attached).
- (d) Further to the comments from your Coastal Team may I confirm that the Environment Agency have not objected to the proposal.
- (e) See attached with respect to your Policy comments.

Yours sincerely

Edward Caush

Enc

Principle of Development;

1 – The response from the Policy Team acknowledges that there is a presumption in favour of sustainable development but then invokes a range of policies designed to protect employment sites from redevelopment for other uses, to argue that a policy objection would be justified. When the application was submitted on 11TH December it was clearly stated that the relevant information was, for obvious reasons, of commercial sensitivity but that should the authority find it helpful it would be provided in confidence. No such request has been received and therefore the justification provided in support of the application in the Design and Access statement is still valid. The site provides very limited employment opportunities at a time when working practices are rapidly changing due to the current pandemic. Indeed, the Local Authority's own officers are largely working from home and while that situation may change, in general the percentage of working hours spent in traditional office environments is certain to fall, thus further depressing the need and demand for this type of office space.

I note also that there has been no comment on the decision cited in the quotation from the Peel Investments North Limited v SoS from September 2020 and therefore recent and of considerable relevance, which states clearly that the definition of 'out of date' does not depend necessarily on chronology but on a change of circumstances. It is self evident that national and local circumstances pertinent to office and retail employment uses have changed significantly during 2020 and the Local Planning Authority should therefore consider the weight which it is reasonable to apply to the policies cited in the context of small scale office employment in, particularly, old buildings which do not meet all modern standards for efficient office space.

In my opinion the proposal does not conflict with policy as it should be interpreted in the light of current circumstances, and to reiterate it is disappointing that the authority has not responded to the invitation in the Design and Access statement to request further information which is available but only for confidential use.

Flood Risk

The Environment Agency have responded to the consultation suggesting the imposition of a condition which the applicant considers entirely reasonable. The EA are the statutory consultee and expert body with regard to these matters and the status of the Coastal Team is not clear. Since the EA have made their comments conditional upon the implementation of mitigation included within the FRA, the Coastal Team's comments concerning mitigation are of some concern. It is reasonable for the applicant to assume that the EA's assessment of the mitigation suggested indicates conclusively that it is appropriate.

.../...

Design and Heritage

The site has been subject to a number of previous pre-application requests and indeed applications, where the possibility of a change of use to residential has been proposed. At no time has the Conservation Officer raised an objection to the principle of residential development. Indeed, it is difficult to envisage a more appropriate use for a clearly 'domestic' scale building of some merit on the edge of the CA.

Noise and Amenity Considerations

I note that the Council's Environmental Health Officer has been consulted and has raised no objection.

Parking

I note that it is suggested that only one parking space has been provided. The submitted site plan clearly shows the provision of a garage and separate parking space therefore providing 2 spaces so that the proposal complies with current standards.

In conclusion therefore there can be no reasonable objection to the proposal and I look forward to a speedy and positive determination.