

Consultee Comments for Planning Application APP/22/01229

Application Summary

Application Number: APP/22/01229

Address: Emsworth Dental Surgery, 30 High Street, Emsworth, PO10 7AW

Proposal: Change of use of first floor from residential (Use Class C3) to Dental Surgery (Use Class E(e)) in association with ground floor Dental Surgery with new internal staircase and internal alterations.

Case Officer: Graham Speller

Consultee Details

Name: Consultee Planning Policy

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Not Available

On Behalf Of: Planning Policy

Comments

The principle of the first floor Class E use is supported in policy terms. This view takes into consideration the town centre location and the fact that a residential unit will be lost.

The change of use is supported by the policies in the Local Plan (Policies CS4 and AL3) and the Emsworth Neighbourhood Plan (Policy C2) which seek to protect the vitality and viability of town centres, including the Emsworth District Centre. Policy CS4 supports development which supports small and independent businesses in the town centre, and policy C2 supports Class E uses here. AL3 is largely concerned with maintaining active ground floor frontages, which this proposal safeguards.

Policy CS9 of the Local Plan is concerned with meeting housing needs over the plan period. It does not contain specific provisions regarding the loss of housing, but the explanatory text contains a heading dealing with loss of dwellings'. Paragraph 6.26 states that only in instances whereby the loss of dwelling(s) will be to achieve wider benefits in accordance with other objectives of (this) Core Strategy should proposals be considered favourably. It is considered that the loss of the single flat is outweighed here by the fact that a community and health use in a sustainable town centre location is supported by the change of use.