

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL3 (Town, District and Local Centres)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager, Community Group

I can confirm that Environmental Health has no objections or material comments to make on this application.

Hampshire County Council

No response received.

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: 34

Number of site notices: 3

Statutory advertisement: Not applicable.

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) Parking
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site has been operating in excess of 10 years and is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Parking

- 7.3 There is large public car park close to the site, which is appropriately located in relation to the development and practical for its use, without adversely impacting on other users of this facility, in accordance with the aims of Policy DM14 of the HBLP (Core Strategy).

(ii) Impact upon residential amenity

- 7.4 Whilst the site lies in close proximity to residential properties, it is within an established purpose built precinct and the business has been operating in excess of 10 years. The adjoining units are commercial in nature and operate during similar times. It is therefore considered the proposal to increase the hours of opening by two hours each day would not be unacceptable and is unlikely to have any adverse impact on the residents in the immediate vicinity, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted, no letters of objection were received with respect to the scheme.
- 7.5 The Council's Environmental Health Officer has been consulted on the application and has raised no objection to the proposal.

8 Conclusion

- 8.1 Given the relatively minor nature of the proposal to increase the opening hours by two hours each day from Monday to Friday and the location of the premises, any resulting impact would not be considered to be unacceptable on residential amenities. As such, the application is recommended for permission be granted.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00598 subject to the following conditions

- 1 The premises shall only be open for business between the hours of 07.00 hours and 18.00 hours Monday to Friday and not at all on Saturdays and Sundays or any recognised Public Holidays.
Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.