
Site Address:	5-5A West Street, Havant, PO9 1EJ		
Proposal:	Change of use from A2 (Estate Agent) to A1 (Hairdresser Salon).		
Application No:	APP/20/00230	Expiry Date:	15/05/2020
Applicant:	Mr Hobbs Treat Your Skin		
Agent:	Mr Knight Knight Architectural Design	Case Officer:	Selina Donophy
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises the ground and first floor of a commercial unit at 5-5A West Street, Havant. It is sited on the south side of West Street, within the St Faith's Conservation Area. To the rear is parking space, with access on to Bulbeck Road.

The site was previously used as an estate agents and is situated in a central location within the pedestrianised West Street shopping area in the town centre of Havant. The unit is sited opposite the Boots Pharmacy and across from the entrance to the Meridian Centre indoor precinct. It forms part of a row of 5 commercial units and is one of the wider plots within this row.

This end of West Street is primarily made up of buildings of both two and three storey, with retail use units at ground floor level and office and residential uses for the levels above.

2 Planning History

08/51881/002 - Replacement of 1No. projecting swing sign & 2No. powder coated aluminium signs with trough lighting. (Externally illuminated.), PERM,12/06/2008
APP/14/00995 - Renewal of Planning Permission 09/57719/021 for street market to operate on Tuesdays and Saturdays in West Street, Havant precinct, and on Tuesdays only outside St. Faiths Church, and for occasional use of specialist markets on other days., TPP,21/11/2014

3 Proposal

This proposal is for a change of use from A2 (Estate Agent) to A1 (Hairdresser Salon). This would occupy both the ground and first floor of the building following some internal alterations to reconfigure the layout. The ground floor would comprise hair and retail use, with the first floor used to provide beauty treatments. Opening hours would be Monday to Wednesday 9:00- 17:00, Thursday to Friday 9:00- 20:00 , Saturday 9:00 - 16:00, Sundays closed.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS4 (
DM2 (Protection of Existing Community Facilities and Shops)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
DM21 (Shopfronts, Signs, Security Shutters and Advertisements)
AL3 (Town, District and Local Centres)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer

The proposed change of use to a hairdresser, would maintain the vitality and viability of this section of the high street and would also retain the glazed shopfront.

With regards to the impact on the designated heritage asset, that being the St faith's Conservation Area in this case, it is considered that the impact would be negligible. Overall is considered that the proposal will meet the test to preserve and enhance the character and appearance of the conservation area.

Conclusion - No objection

NB – applicant needs to ensure that any replacement advertisements falls within PD otherwise a separate application will be required.

Environment Agency

No comments 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: 14

Number of site notices: 1

Statutory advertisement: 03/04/2020

Number of representations received: 0

Comment	Officer Comment
No comments received	

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) Impact of the change of use on the town centre
- (iii) Impact upon the conservation area
- (iv) Impact upon local amenity
- (v) Parking

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

(ii) Impact of the change of use on the town centre

This proposal site was previously occupied by 'Your Move' estate agents which falls under Use Class A2 as per the most recent Use Class Order. Policy CS4 'Town, District and Local Centres' states the importance of retail, convenience shopping, services and community at the heart of Havant Town Centre and in particular in the primary shopping area of West Street. Policy CS4 also seeks to support small and independent businesses that operate in designated centres across the borough. Policy DM2 of the Havant Borough Local Plan relates to the primary and secondary frontages of centres as identified in policy CS4 as well as the community function of units within the local centre. Policy DM2 also states that when proposing a change of use to premises last used as a community services and facilities, the applicant will need to demonstrate that the premises are no longer required for this previous use. In this instance the previous use as an estate agents, when compared to the proposed use as a hairdressing salon is not judged to result in any loss of community use. It is considered that a salon would provide similar, if not enhanced community function to that of an estate agent and that no further proof to demonstrate this would be required.

This proposed change of use would also contain some retail use at ground floor level. Policy AL3 of the Allocations Plan 'Town, District and Local Centres' states that retail use development should be concentrated in the primary shopping areas. Additionally it states the importance of mixing the shopping experience with leisure activities and it is judged that a hair and beauty salon would fall under this leisure category. This is summarised below:

"As a result, businesses will be encouraged to take up units in primary shopping areas that will contribute positively to the vitality and viability of the centre, even if the proposed use is not retail."

(iii) Impact upon the conservation area.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

This proposal site is located within the St Faiths Conservation Area. It also falls within a primary shopping area and therefore must preserve the character of the conservation area whilst meeting the retail and service needs of a commercial unit. There are no alterations proposed to the exterior of the building, with the shop front retained. The Council's Conservation Officer has reviewed this application and raised no objection in regards to the scheme. There is mention of future alterations to signage in the supporting documents and there has been an informative added to this report in relation to this.

(iv) Impact upon local amenity

This building is two storey, with both proposed in use by the business and therefore would not impact any residents above or below. Although there may be some increase in noise due to equipment, this is not judged to be excessive within the context of commercial premises.

Proposed business hours include late closing hours until 20:00 on Thursdays and Fridays. It is not uncommon for hairdressers to have later closing hours to accommodate a wider range of clientele. Although many of the surrounding retail outlets close at 17:00-17:30 the later proposed hours would only occur on two working nights a week and not on weekends and therefore would not have any adverse impact on the shopping area or on the adjacent units.

(v) Parking

There has been no reference to any increase in parking provision in the documents received as part of this application. The existing parking space to the rear would be retained where there are 4 parking spaces. The business would employ 6 full time and 3 part time staff, with aims to increase staff size in the future and it is unclear how many spaces would be reserved for staff or customers. Despite this, the location in the town centre means that there are other parking options in the immediate vicinity including the Meridian Centre multi-storey car park which is situated 0.1 miles from the application site. Additionally there are many public transport links within close walking distance of the site, including bus and train links which are accessible on foot and are to be encouraged as forms of sustainable transport into the local centre.

8 Conclusion

Overall it is considered that the proposal would result in a number of positive factors to the town centre and complies with all the relevant local planning policies and national planning policy. Therefore the application is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00230 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
KAD 01 A PP location and block plan
KAD 02 A PP proposed floor plans
Planning Statement received 12.03.2020
Heritage Statement received 18.03.2020
Reason: - To ensure provision of a satisfactory development.
- 3 The premises shall only be open for trade or business between the hours of 09:00-17:00 Monday-Wednesday, 09:00-20:00 Thursday- Friday, 09:00-17:00 on Saturdays and not at all on Sundays or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
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.