

Planning Policy Comments

Application No	APP/19/01137
Address	Unit 1, Gorrion House, 9 Sea Front, Hayling Island
Development	Change of use from shop (A1) to dog grooming salon (Sui Generis).
Case Officer	Lesley Wells
Comments By	Gill Glover
Date of Comments	26 February 2020

POLICY STATUS

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the Hampshire Minerals and Waste Plan form the development plan for the borough from the adopted local plan. The [Pre-submission Havant Borough Local Plan 2036](#) (HBLP 2036) was approved by the Council on 30 January 2019 and can be afforded limited weight.

PRINCIPLE OF DEVELOPMENT

The development is outside of a town, district or local centre and is for the change of use of a unit from A1 to Sui Generis (Dog Grooming Salon). In such cases, Policy DM2 generally requires it to have been demonstrated, through an active marketing process that the premises or land are no longer viable for their authorised use or any other use which would provide a beneficial facility to the local community. In the case of local shops within identified local centres, the premises must be marketed for at least six months (see paragraph 10.05 of the Core Strategy supporting text).

The applicant has submitted very limited supporting information which indicates that the property has been vacant and marketed for 18 months. This has not been substantiated by evidence as set out in paragraph 10.06. Nevertheless, the Sui Generis use for a dog grooming salon would be similar to that of an A1 shop (albeit of a specialised nature) and would retain an active ground floor frontage. As such, a policy objection could not be sustained on these grounds.

Conclusion

No objection on policy grounds for the change of use from A1 to Dog Grooming Salon (Sui Generis).