
Site Address: 4 Elm Grove, Hayling Island, PO11 9EF
Proposal: Change of use from A1 (Florist) to mixed use A1 and D1.
Application No: APP/19/00192 Expiry Date: 22/04/2019
Applicant: Mr Peter Tibble
Agent: Mrs Deborah Hawkins Case Officer: John Shaw
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

4 Elm Grove lies within the primary frontage of Mengham District Centre. The application site comprises a two storey building which forms a terrace of units that front directly onto the pedestrian precinct. Tibbles Florist currently occupies the ground floor and first floor level of the building.

The adjacent unit to the south at ground floor level is currently occupied by an estate agent and the adjacent unit to the north is currently occupied by a tea room. In close proximity to the north east, east and west are three public car parks.

2 Planning History

02/51249/002 - Display of internally illuminated double sided projecting sign.
(Approved: 05/03/2002)

3 Proposal

Change of use from A1 (Florist) to mixed use A1 and D1.

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

CS4 (Town, District and Local Centres)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM14 (Car and Cycle Parking on Development (excluding residential))
DM16 (Freight Transport)
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)

Pre-submission Local Plan 2036 .

CS5 Mengham District Centre

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Economic Development - Commercial and Housing

No comments received

Highways Engineer, Development Engineer

The Highway Authority has no adverse comment to this application.

Traffic Management, East Hampshire District Council

The Traffic Team have no adverse comment to make. KRC

Planning Policy

In policy terms, the key consideration is whether the proposal supports and enhances the vitality and viability of Mengham District Centre. It is considered that the proposed mixed use scheme meets this policy objective.

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: 18

Number of site notices: 1

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Impact on highways/parking

- (i) Principle of development

7.2 This site falls within the Mengham District Centre as defined by Policies CS4 and AL3 of the adopted local plan. These policies seek to promote main town centre uses, in particular A1 retail shops, in order to protect and enhance the vitality and viability of the borough's town, district and local centres.

- 7.3 The application site lies within the primary frontage of Mengham District Centre. The proposed change of use is from an A1 shop to a mixed A1/D1 use. The proposal seeks to retain the A1 element at ground floor, adding D1 acuthery and massage treatment behind and above the shop. Therefore, policy criterion 3, which seeks to retain a level of A1 in the centre are safeguarded, and it is considered that the addition of the D1 use may contribute positively to criterion 5 by generating additional pedestrian activity through visiting members of the public.
- 7.4 The Pre-Submission Havant Borough Local Plan 2036 (HBLP2036) is a material consideration in the determination of the application, although with limited weight. Under the emerging Local Plan, the site remains within the Mengham District Centre as defined by policy C5, although is no longer considered to be in the primary frontage. The emerging policy supports both A1 and D1 uses in the centre. The proposal is therefore compliant with policy C5 of the emerging plan.

Marketing:

- 7.5 Policy DM2 of the Core Strategy requires a marketing exercise to be undertaken where there is a change of use of a premises currently or last used as community services and facilities, including local shops. In this instance, the proposed use would however, retain an element of retail, provide an active frontage and contribute to the vitality and viability of the area. As such, there are material considerations which indicate that this policy requirement for an active marketing exercise should not be applied in this case.

(ii) Impact upon the character and appearance of the area

- 7.6 As part of this application, there would be no internal or external alterations to the unit. Although not included in the description of development assessed here, it was noted by the case officer during a visit to the site that new fascia signage has been installed to the shopfront which advertises the new use of the unit. Policies DM21 of the Core Strategy, AL3 of the Site Allocations Plan and E1 of the Pre-Submission Havant Borough Local Plan 2036 would therefore be of relevance in terms of ensuring new shopfronts and signage are not detrimental to the appearance of the individual building or the street scene. The applicant has been advised that any changes to the shopfront or signage would require separate advertisement consent which would have to comply with these policies and an informative has been added in this regard.

(iii) Impact upon residential amenity

- 7.7 The area surrounding the site is a town centre location where there are a mix of commercial and residential properties in close proximity. The proposal therefore has the potential to impact on the amenities of nearby residents. However, in the context of the existing commercial uses near the site it is considered that the introduction of a D1 use at the property would not result in an increase in harm on the amenities of nearby residents over and above what is currently experienced in a town centre location.

(iv) Impact on highways/parking

- 7.8 The Havant Borough Residential Parking and Cycle Provision SPD makes clear that town centres are more accessible by non-car means while DM14 of the Core Strategy states car parking provision must be appropriately located in relation to the development and be practical for its intended use. The premises does not benefit from allocated parking spaces, however, it is in a town centre location with close proximity to public car parks, accessible public transport and a proposed use that would not result in a undue intensification of the use of private transport within the immediate vicinity compared to which existed under the sole A1 use.
- 7.9 It is therefore considered that the proposal would not cause an undue impact in regards highway safety and it would have parking provision appropriate for its use and location and would comply with Havant Borough Residential Parking and Cycle Provision SPD and DP14 of the Core Strategy.

8 **Conclusion**

It is considered that the proposed change of use would not adversely affect the vitality and viability of the town centre. It would have no significant adverse impact on the character of the area, residential amenity or highway safety and it is therefore recommended that planning permission is granted

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00192 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:

Proposed Floor Plans, 4 Elm Grove, Hayling Island received by the Local Planning Authority on 05/04/2019

Reason: - To ensure provision of a satisfactory development.