
Site Address: 246 London Road, Waterlooville, PO7 7HG
Proposal: Application for removal of Condition 2 of Planning Permission 25401/2 and Condition 3 of Planning Permission 25401/3 to enable use of premises for all uses falling within Use Class A2 (Financial and professional services).
Application No: APP/19/00962 Expiry Date: 27/11/2019
Applicant: Mr Barrett
Agent: Case Officer: Denise Sheath
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

246 London Road, Waterlooville, PO7 7HG

2 Planning History

91/56670/000 - Internally illuminated box fascia sign, ZHIS,22/10/1991
03/56670/001 - Alter front elevation, provide new illuminated sign and construct single storey flat roof extension to rear., UNK,
05/56670/002 - Removal of rear existing lean-to, rebuild delapidated room and w.c. block. Small pitched roof to front. New front window., PERM,01/12/2005
APP/14/00776 - Replace existing fascia sign with composite sign tray allowing for letters only illumination., PERM,05/09/2014

3 Proposal

Application for removal of Condition 2 of Planning Permission 25401/2 and Condition 3 of Planning Permission 25401/3 to enable use of premises for all uses falling within Use Class A2 (Financial and professional services).

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
CS6 (Regeneration of the Borough)

Havant Borough Local Plan (Allocations) July 2014
AL3 (Town, District and Local Centres)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Economic Development

We see no cause to object to this application.

Planning Policy, PPUD

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. 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.

The lawful use of the property is A2 (financial and professional services). However, previous permissions restricted the use to Estate Agents, Surveyors and Insurance Agents Offices. This application seeks the removal of a condition to allow any A2 use.

While both the adopted and the emerging local plan contain policies (CS4 and AL3 Town, District and Local Centres and KP2 Waterlooville Town Centre respectively), which seek to guide the future development of different parts of the town centre, none seek to make a distinction between different uses *within* the A2 use class.

There is therefore no reason in policy terms to maintain the current restriction.

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: 4

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

(i) Principle of development

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

7.3 The site lies to the south of London Road within Waterlooville Town Centre. The site is currently two storey building with only the ground floor as part of this application, the ground floor currently has restricted A2 use for use as an Estate Agents only, the application is to remove this restricted use to allow for full use of A2.

7.4 Policies CS4 and AL3 seek to promote the vitality and viability of the centres. The proposed use is appropriate to a town centre location and would contribute to and

enhance its vitality and viability. Based on the Planning Policy response it is clear that there is no reason for the restricted use to continue. On balance therefore, the change of use proposed is considered appropriate in the context of Waterlooville Town Centre.

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

- 7.5 As noted above the full Class use of A2 (Financial and professional services) use compliments the town centre and would provide a service for local residents. As such it is considered a sustainable development that is appropriate to the character and appearance of the area.
- 7.6 The proposed change to the full Class use of A2 (Financial and professional services) would maintain the existing and original footprint of the unit.
- 7.7 The site falls within Waterlooville Town Centre as defined by Policy CS4. This policy encourages appropriate town centre development proposals which support small and independent businesses; moreover, Policy CS4 seeks to promote the vitality and viability of the identified town centres. In addition, the London Road public realm is an area of particular focus in the regeneration of the Borough under Policy CS6. Therefore, the appropriate re-use of the current vacant unit is supported by these two policies.

(iii) Impact upon local amenity

- 7.8 The proposed full Class use of A2 (Financial and professional services) would be located within the town centre which includes a variety of business uses including cafes and restaurants, estates agents, retail shops, banks. With such mixed a use area I am of the opinion the full class use of A2 (Financial and professional services) would enhance the vitality and viability of the Town Centre.
- 7.9 The proposed hours of operation are considered to be acceptable and will be the usual opening hours for business within the area with such a class use.
- 7.10 The site is situated within a highly accessible location and due to the number of public car parks in the area and its proximity to a bus corridor, it is considered that no parking provision would be required for this proposal.

8 Conclusion

- 8.1 In conclusion, the proposed change to include all Class A2 uses (Financial and professional services) is considered to be acceptable and would represent an appropriate use. The hours and scale of business is considered appropriate to the area with residential flats above. The proposal also complies with Policies CS4 and CS6 of the Core Strategy. Therefore, the application is considered to represent sustainable development and is recommended for permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00962 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:

Application Form - Received 25 September 2019

Letter from Mr Barrett - Received 02 October 2019.

Reason: - To ensure provision of a satisfactory development.