
Site Address:	16 Aston Road, Waterloo, PO7 7XG		
Proposal:	Change of use of ground floor from D2 to D1 (Adult Day Centre) and installation of fire doors to East elevation.		
Application No:	APP/19/00651	Expiry Date:	23/08/2019
Applicant:	Ms Page Sunshine Day Centre Ltd		
Agent:	Mr Critchley Critchley Architecture and Design Ltd	Case Officer:	Lesley Wells
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies at the end of a cul-de-sac on Aston Road Industrial Estate. The building, which is split into 3 sections, has had a community Class D2 use for a number of years. Vehicular access is from Aston Road, with parking within the site and to the north. Residential development lies to the east.

2 Planning History

00/51664/019 - Retention of 2 metre high close boarded fence to North East site boundary adjacent to 37a Jubilee Road in lieu of boundary wall approved pursuant to planning permission 98/51664/17, S106, 14/02/2003
96/51664/014 - Continued use of former taxi office as pizza preparation and delivery premises, PERM, 05/08/1998
03/51664/020 - Change of use of ground floor club/function room to motorcar showroom (sui generis use), including 2 No. new roller shutter doors., PERM, 10/02/2004
08/51664/021 - Change of use of club/function room to motor car showroom., REF, 09/12/2008
08/51664/022 - Discharge of Condition No.s 3 & 7 of Planning Permission 03/51664/020., PERM, 09/01/2009
09/51664/023 - Single storey extension to existing Social Club to provide ancillary club room., PERM, 11/05/2009
09/51664/024 - Application for non-material changes to Planning Permission 09/51664/023 to reduce size of extension and increase window size., PERM, 16/11/2009
87/17213 - Change of use of Unit 48 from Sports Hall to warehousing (Class B.8. - storage and distribution) including new mezzanine floor, UNK, 22/10/1987
APP/16/00538 - Change of use of ground floor Class D2 function room to Class B8 warehouse with trade counter and insertion of roller shutter door to north east elevation., PERM, 20/07/2016

3 Proposal

The application is for a change of use of the ground floor, southern section (ie 475 sq m) from D2 (social club) to D1 (Adult Day Centre) and installation of fire doors to the east elevation. The proposal would allow the Sunshine Day Centre (SDC) to move to larger premises, currently located on Jubilee Road, north of the subject site.

The SDC provides day services to elderly members of the community, with Dementia, Alzheimers and Learning Disabilities, along with Clients who need companionship and whose families require respite.

As to the ground floor of this building, planning permission was granted on 20 July 2016 under reference APP/16/00538 for a 'Change of use of ground floor Class D2 function room to Class B8 warehouse with trade counter and insertion of roller shutter door to north east elevation'. The ground floor is vacant and information provided is that this permission was not implemented and has since expired. Therefore, the lawful use of the building is a Class D2 use and the application has been determined on this basis.

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

CS1	(Health and Wellbeing)
CS16	(High Quality Design)
CS7	()
DM2	(Protection of Existing Community Facilities and Shops)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

Councillor Mike Sceal

Councillor Peter Wade

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: 35

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None.	

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) Change of a community use
- (iii) Impact on local amenity
- (iv) 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. In this case, what is sought is a change of use from one community facility to another.

- (ii) Change of a community use

Policy DM2 of the Local Plan provides for changes of use of community facilities and shops, subject to another use providing a beneficial facility to the local community and that the new facility would be easily accessible to the community it is intended to serve. As stated above, the SDC provides day services to elderly members of the community, with Dementia, Alzheimers and Learning Disabilities, along with Clients who need companionship and whose families require respite. The SDC's premises are currently in Jubilee Road, which the applicant advises is insufficient, which initially opened 3 days a week now opens 6 days, due to demand for care. The applicant advises that the premise would meet the SDC's requirements as it would be located close to their existing building, "... which is important to their clients who are easily disoriented by change." That Aston Road would be accessible to all, with journey times for their Clients being similar to those currently being experienced with the benefits of on site parking and a "... catering kitchen ideally placed for our lunchtime use...", with ample toilet accommodation, to be refitted for their Clientele.

The proposal would provide a beneficial facility for the local community, which would be easily accessible to the community it serves, which accords with the aims of Policies DM2 and CS16 of the HBLP (Core strategy).

(iii) Impact upon residential amenity

The site is located within an industrial area with residential development to the east. It is considered that the proposed D1 use would be unlikely to result in any significant rise in potential noise disturbance to residential amenity.

The proposed external alteration to the rear would be minor in nature and would involve the insertion of a fire door on the ground floor on the east elevation. The character of the works would be in keeping with the building and the surrounding area and the use of this door would be unlikely to give rise to significant noise and disturbance.

Consequently, it is considered that the proposal would have a limited and acceptable impact on the properties to the west of the application site, 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.

(iv) Parking

Transport of the Clientele to the building would be via a mini bus, taxi or family members. The applicant advises that "There is a free car park adjacent to the subject site (ie the blue land shown on the block plan), which has a beneficial covenant which allows the occupants of the subject unit to park on without restriction." The Centre employs 3 full-time and 7 part-time staff. Within the site there would be space for 2 minibuses, 5 staff vehicles and a taxi drop of point. Three cycle racks are proposed. Having regard to the parking/cycle arrangements these are considered to be appropriate for the change of use proposed and accord with the requirements of the Havant Parking Supplementary Planning Document.

8 Conclusion

The application is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00651 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:

Location & Block Plans - Drawing No. 19048 - 101 0
Existing Site Plan - Drawing No. 19048 - 211 0
Existing Elevations - Drawing No. 19048 - 301 0
Proposed Site Plan - Drawing No. 19048 - 412 A
Proposed Elevations - Drawing No. 19048 - 501 0

Reason: - To ensure provision of a satisfactory development.

- 3 The car parking, cycle provision and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.