
Site Address: 2 Four Keys House, 128 Elm Grove, Hayling Island, PO11 9EH

Proposal: Prior notification for change of use from Shops (Class A1), Professional and Financial Services (Class A2), Takeaways (Class A5), Betting Offices, Pay Day Loan Shops or Launderettes to Offices (Class B1a) subject to prior approval covering highways and transport issues; impact on provision of services; and impacts of noise on intended occupiers.

Application No: APP/19/00894 Expiry Date: 11/11/2019

Applicant: Mr M Jones Case Officer: Selina Donophy

Agent:

Ward: Hayling East

Recommendation: Wrong Application type for recommendation code

1 Site Description

This application site comprises of a ground floor unit, previously in use as an A1 retail unit which is one of a set of 4 with glass shop frontages and residential units above. The premises are located on the East side of Elm Grove, Hayling Island. The area is mixed use with both residential and retail units .

2 Planning History

05/70729/001 - Change of Use from Class A1 to Class A2 office., PERM,14/12/2005
APP/10/00025 - Change of use of ground floor shop to one bed flat., WD,11/06/2010
APP/10/00345 - Change of use of ground floor office to one bed flat. (Revised application.), WD,22/09/2010
APP/10/00661 - Change of use from Class A2 (financial office) to Class C3 (1No. one bed flat). (Re-application.) , PERM,18/11/2010
GEN/11/00587 - Proposed change of use to A5 (Hot food takeaway), ,07/06/2011 13:39:36
GEN/11/00703 - Proposed change of use, ,20/07/2011 11:58:51
APP/19/00550 - Prior notification for change of use from class B1(a) office use to C residential use subject to prior approval covering flooding, highways and transport issues and contamination., WD,03/07/2019
APP/19/00817 - Change of use from A2 (Financial and professional services) to B1 (Office) use., UNK,

3 Proposal

Prior notification for change of use from Shops (Class A1), Professional and Financial Services (Class A2), Takeaways (Class A5), Betting Offices, Pay Day Loan Shops or Launderettes to Offices (Class B1a) subject to prior approval covering highways and transport issues; impact on provision of services; and impacts of noise on intended occupiers.

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

CS13 (Green Infrastructure)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
DM18 (Protecting New Development from Pollution)

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

5 Statutory and Non Statutory Consultations

Environmental Health Manager, Community Group

Thank you for consulting with Environmental Protection for this prior notification application. I have no comments or objections to raise as there are no noise implications in respect of any intended occupiers.

Hampshire Highways

I refer to your consultation in respect of the above planning application.
The proposal is unlikely to significantly amend the traffic generation associated with this site and therefore, i confirm the Highway Authority have no objection.

Planning Policy

No comments to add for prior approval

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: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

Summary:

Comment:

7 Planning Considerations

- 7.1 The change of use of the premises proposed is the subject of recent changes to the General Permitted Development Order (GDPO) which have given general permitted development rights for such changes to take place with only a "prior approval" process to go through. Consequently the principle of the change of use is considered acceptable. Having regard to the relevant conditions of the GPDO it is considered that the main issues arising from this application are :

- (i) Impact on provision of services
- (ii) Transport and highways considerations
- (iii) Impacts of noise from commercial premises on the intended occupiers of the development

(i) Impact on provision of services _

- 7.3 The proposed use in contrast to the existing is not considered to have any significant impact on local services .The previous use of this unit was as an IT consultancy , with the proposed use as independent office use. This change in use is not deemed to have any significant impact upon the area in terms of loss of community or pivotal retail use. It is noted that there is a cooperative grocery store to the North of the site supplying retail services in this local centre. Furthermore this site is not located within a key shopping area of Hayling Island. Although retail units may be encouraged to revitalise local centres such as these, this unit would otherwise remain empty and hence its use as an office would be acceptable.

(ii) Transport and Highways considerations

- 7.4 This change of use into a small scale office is not considered to generate any considerable additional traffic. There are two parking spaces provided which are deemed to be adequate for this use as it has been declared there will be no additional employees nor trading public. The Highways Engineer has been consulted and has stated that the highways implications of this proposal are deemed to be minimal.

(iii) Impacts of noise from commercial premises on the intended occupiers of the development

- 7.5 The site is positioned within the urban area and local centre of Hayling Island where a certain level of noise is expected. Environmental Health have been consulted and have not raised any objections. This change of use is not considered to create any significant additional noise implications for the surrounding residents.

8 Conclusion

- 8.1 The change of use proposed is supported by the GDPO arrangements and the NPPF, and prior approval for the change of use, whilst required, should be permitted as there are considered to be no adverse impacts relating to provision of services, transport and noise impact created by this proposal.
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9 RECOMMENDATION:

That the Head of Planning be authorised to Wrong Application type for recommendation code for application APP/19/00894

(A)

(B) for the following reasons/subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: Reason: To comply with the requirements of Schedule 2, Part 3, Class JA of the Town and Country Planning (General Permitted Development) Order 2019 as amended.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan received 17.09.2019

Application form received 17.09.2019

Reason: - To ensure provision of a satisfactory development.