

- 3.2 Condition 4 of Planning Permission APP/17/00428 currently restricts the opening hours of the surgery between the hours of 09:00 to 17:30 Monday to Friday and not at all on Saturdays, Sundays or Bank Holidays.
- 3.3 Temporary permission was granted under APP/17/00846 for extended opening hours which expired on 1 October and this application seeks to extend the opening hours on a permanent 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

CS16 (High Quality Design)
CS4 (
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Environmental Health Manager, Community Group

From what I understand this application is to regularise the variation of Condition 4 and make it permanent in relation to the extended opening hours of between 08:00 to 20:00 Monday to Saturday and not at all on a Sunday or Public holiday.

I have perused the documentation provided by the applicant and have no objection to the above taking place.

However based on the close proximity of neighbouring residential properties, I would ask that the following informative be added to any approval that may be granted:
Informative regarding light pollution:

You are hereby requested to ensure that any external lighting that may be installed on this site, within the grounds or attached to the building, is so positioned so as not to cause nuisance to neighbouring properties.
This is in order to protect the occupants of nearby residential dwellings from light pollution.

NB: Informative recommended

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: 17
Number of site notices: Not applicable.

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 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.

(ii) Impact upon residential amenity

7.3 The dental practice is surrounded by both commercial and domestic accommodation including flats above the neighbouring shops, and houses on Station Road. There is a car park to the rear providing five spaces for staff and patients together with additional public parking within the immediate vicinity. The dental practice currently opens between the hours of 09:00 hours and 17:30 hours Monday to Friday.

7.4 The Council's Environmental Health Officer has been consulted on the application and has no objection to the above taking place, although has recommended an informative regarding external lighting. Therefore there would be no further objection to this variation being formalized. It is noted no objections were received regarding the application.

8 Conclusion

8.1 The proposal is not considered to have an adverse impact on the residential amenity and as such, the application is recommended for permission to be granted. Given the lack of evidence of any unacceptable impact for the duration of the previous consent, there is no justification for limiting the extension of opening times for a further temporary period.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01064 subject to the following conditions

- 1 The premises shall only be open for trade or business between the hours of 08:00 to 20:00 Monday to Saturday and not at all on Sundays or Bank Holidays.

Reason: In the interests of the amenities of occupiers of nearby residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018