

AL1	(Presumption in Favour of Sustainable Development)
DM21	(Shopfronts, Signs, Security Shutters and Advertisements)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager, Community Group

No adverse comments to make from Environmental Pollution team.

Planning Policy, PPUD

The Local Plan (Core Strategy) and the Local Plan (Allocations), together with the Hampshire Minerals and Waste Plan, provide the development plan for Havant Borough.

The following policies are of relevance:

- CS17 Concentration and Distribution of Development within the Urban Areas
- AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements
- DM2 Protection of Existing Community Facilities and Shops
- DM21 Shopfronts, Signs, Security Shutters and Advertisements.

Principle of Development:

The site lies within the urban area as defined by Policies CS17 and AL2 of the Local Plan; these policies seek to concentrate new development within the five urban areas of the borough. The site lies outside of any Town, District and Local Centre as defined by Policies CS4 and AL3.

Policy DM2 seeks to protect developments proposing a change of use to land currently or last used as community services and facilities including local shops. The proposals would be supported by Policy DM2 as the proposed beauty salon would be similar to the existing use comprising mixed uses and would retain an active frontage.

Shopfronts and Signs:

Any change to the shopfront would need to be appropriate in size, scale and design to the character of the building and the street scene. Moreover, the provisions of Policy DM21 would apply.

Developer Contributions:

As the application is for a change of use from class A1 to mixed class A1 and Sui Generis, the development would not be CIL liable and would not have to pay the Solent Recreation Mitigation Strategy (SRMS) contribution. Therefore, Policies CS21 and DM24 would not apply.

Recommendation:

Support in line with Policy DM2 provided the provisions of Policies DM2 and DM21 are met.

Property Services Manager, Corporate Group

Property Services support this application and have been involved in agreeing terms for a new letting with the applicant.

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: 13

Number of site notices: At least one site notice exists - check the number.

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) Policy considerations
- (iii) Amenity issues
- (iv) Shopfront design
- (v) Highway/parking considerations
- (vi) Developer contributions

(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) Policy considerations

7.3 There would be no marketing requirement for the change of use from retail (A1) to mixed use hairdressers (A1) and beauty salon (sui generis). The proposal would be in accordance with the aims and objectives of policy DM2 as the proposed beauty salon/hairdressers would be similar to the existing use comprising mixed uses and would retain an active frontage. Furthermore, the proposed change of use would retain a form of economic development through supporting a level of employment on the site.

(iii) Amenity issues

7.4 Whilst there are flats above the unit, it is considered that the use can operate without harm to the residents of these properties and the business would not result in excessive noise which would result in an unacceptable disturbance for nearby residential properties.

(iv) Shopfront design

7.5 Policy DM21 of the allocations plan specifically considers shop fronts and requires that their design to be appropriate in size and scale. No changes are proposed to the

shopfront apart from re-painting, consequently it is considered to be suitable. No signage details have been submitted, although the applicant has advised any signage would not be illuminated and meet the criteria for deemed consent.

(v) Highway/parking considerations

- 7.6 The proposal has not included any parking provision for visitors and staff, however, the site is within a sustainable location and is considered appropriate in this instance. It is also noted that there is a public parking area immediately to the front of the site.

(vi) Developer contributions

- 7.7 As the application is for a change of use from class A1 to mixed class A1 and Sui Generis, the development would not be CIL liable and would not have to pay the Solent Recreation Mitigation Strategy (SRMS) contribution. Therefore, Policies CS21 and DM24 would not apply.

8 Conclusion

- 8.1 Overall it is considered that the proposal for a change of use would result in a number of positive factors to the local centre and complies with all the relevant local planning policies and national planning policy. Therefore the application is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00594 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 premises shall only be open for trade or business between the hours of 09:00 to 18:00 Tuesday and Friday, 09:00 to 20:00 Wednesday and Thursday, 09:00 to 15:00 Saturday and not at all on Sundays or Bank Holidays.
Reason: To accord with the terms of the application submitted, to protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Block plan
Existing floor plan
Proposed floor plan
Supporting information

Reason: - To ensure provision of a satisfactory development.