

Planning Application Response of Planning Policy / Urban Design

Application No:	APP/18/00594
Site Address:	45 Mill Road, Waterlooville, PO7 7DH
Development:	Application for change of use from A1 (Retail) to mixed use A1 (Hairdressers) and Sui Generis (Beauty Salon)
Case Officer:	Mrs B Crawford
Comments by:	Simon Kennedy
Date of Comments:	9 th July 2018

Policy Status:

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.