

Planning Application Response of Planning Policy	
Application No	APP/18/00896
Address	14 Elm Grove, Hayling Island, PO11 9EF
Development	Fit-out of vacant retail unit to Funeral Home. Works to include installation of external condensing unit to rear
Case Officer	Ms R Ballam
Comments By	Gill Glover
Date of Comments	12 th October 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 the borough. In addition, the Local Plan Housing Statement (LPHS) and its guiding principles are also a material consideration. Also, relevant to this proposal, though with limited weight, is the emerging Havant Borough Local Plan 2036, in preparation of which a Regulation 18 consultation took place in January and February 2018. The following policies are of particular relevance: • CS4 – Town, District and Local Centres • CS17 – Concentration and Distribution of Development within the Urban Area • AL2 – Urban Area Boundaries and Undeveloped Gaps between Settlements • AL3 – Town District and Local Centres • DM10 - Pollution • DM14 – Car and Cycle Parking on Development (excluding residential) Also relevant is the following Supplementary Planning Document • Havant Borough Parking SPD (July 2016) Principle of Development The site lies within the urban area as defined by CS17 and AL2 of the Local Plan which seeks to concentrate new development within the five urban areas of the borough. Policy CS17 supports new development within the urban area and prioritises previously developed land. The site falls within the Mengham/Gable Head District Centre on Hayling Island as defined by policy CS4 and AL3. These policies encourage appropriate town centre development proposals which support small and independent businesses. Moreover, Policy CS4 specifically seeks to promote vitality and viability of the identified town and district centres, including by supporting uses which retain active ground floor frontages.	

Under policy AL3 the proposal site is within a primary frontage. From the information given this development is considered to be an A1 undertaker's shop including mortuary. For that reason, there is no change of use as the current use class of the site at ground floor level is A1. A1 uses are supported in town centres, and no change of use is proposed.

Parking

Policy DM14 and the Havant Borough Parking SPD (July 2016) set out the minimum parking standards for new development in the borough. Paragraph 1.11 of the Havant Borough Parking SPD (2016) states that;

"The parking standards will apply to all developments for the provision of one or more residential units (gross) and all developments that result in the creation of non-residential floorspace."

The planning application does not include extensions or alterations to the site therefore, the standards set out in the Havant Borough Parking SPD (2016) do not apply.

Pollution

DM10 should be considered in this application due to the proposed installation of a condensing unit to the rear of the site. It is noted though that comments have been submitted by Environmental Health and a Plant Noise Impact Assessment has been submitted also.

Conclusion

No objection in principle.