

Planning Consultation Response from Planning Policy	
Application No	APP/18/00784
Address	40 North Street, Havant, PO9 1PT
Development	Change of use from independent first floor flat (C3) to ancillary retail use (A1) in association with ground floor shops, alterations to fenestration and removal of two rear chimneys
Case Officer	Mrs R McMurray
Comments By	Gill Glover
Date of Comments	12 th September 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. 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 • CS6 – Regeneration of the Borough • 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 This application seeks the change of use of the first floor from C3 residential to A1 ancillary which will support the A1 shop below. Principle of Development The site falls within the Havant Town Centre as shown in Policies CS4 and AL3 but, outside the primary and secondary frontages. 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. Criterion 5) of Policy CS4 supports proposals which <i>“encourage high quality mixed use development in designated centres that retain active ground floor frontages”</i> The regeneration of the centre needs to improve the quality of commercial uses (along with the public realm and highway improvements). Policy CS6 states that planning permission will be granted for development which positively contributes by type of use, design, and its comprehensive approach to the social, economic, and/or physical	

regeneration of the Borough. This will potentially be relevant with regards to the improvement to the building and shop front which forms part of this application.

As specified in paragraph 4.08 of the Havant Borough Core Strategy:

“The area around the railway station, North Road, and Market Parade is an important entrance to the town, yet most noticeably in need of physical regeneration”

The change from C3 residential use on the first floor to A1 ancillary on the first floor will support the A1 use on the ground floor which, helps to maintain the vitality and viability of the town centre. There is no specific guidance however, there would be no objection in principle to the change of use.

Conclusion:

No objection in principle.