

PLANNING, DESIGN AND ACCESS STATEMENT (INCORPORATING FLOOD RISK ASSESSMENT)

39 West Street, Havant,
PO9 1LA

**PLANNING APPLICATION FOR A CHANGE OF USE
FROM A FORMER BANK (CLASS A2) TO A HOT
FOOD TAKEAWAY (CLASS A5); INSTALLATION OF
EXTRACTION/VENTILATION EQUIPMENT AND
OTHER MINOR EXTERNAL ALTERATIONS**

**PLANNING, DESIGN AND ACCESS
STATEMENT (INCORPORATING FLOOD
RISK ASSESSMENT)**

39 WEST STREET, HAVANT, PO9 1LA

ON BEHALF OF GEO & R CARRELL PROPERTIES LIMITED

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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1. INTRODUCTION

- 1.1 This Planning, Design and Access Statement has been prepared by Pegasus Group on behalf of Geo & R Carrell Properties Limited in support of an application for planning permission at the above address.
- 1.2 The application seeks planning permission for the change of use of the site from a former bank (Class A2) to a hot food takeaway (Class A5). Permission is also sought for the installation of extraction/ventilation equipment in association with the takeaway and other external alterations.
- 1.3 This Statement sets out the justification for these proposals firstly by reviewing the site and its surroundings in terms of the planning context including the relevant planning history, and local as well as national planning policies.
- 1.4 The main justification section then explores whether the proposal is compliant with the policies in the adopted Development Plan and considers the proposal against other material considerations including the National Planning Policy Framework (NPPF), to which the appropriate weight is given.
- 1.5 This Statement should be read in conjunction with the full planning application, including the full set of planning drawings prepared by Delta Bravo Limited.

2. SITE DESCRIPTION

- 2.1 The application site comprises the ground floor unit of a two storey building on the corner of Park Road South and West Street. It has previously been occupied by HSBC (Class A2) but has been vacant since September 2017.



Image 1: The Application Site

- 2.2 The site lies within the Town Centre boundary of Havant. It is not within the Primary or Secondary Shopping Frontage, as designated under the adopted Local Development Plan.
- 2.3 The site is surrounded by a mixture of commercial units. The first floor of the building is in use as a separate office (Class B1a). There is a hair salon (Class A1) known as 'Headromance' adjacent to the site at the Park Road South elevation and another hair salon (Class A1) known as 'Kuru' adjacent to the site at the West Street elevation.
- 2.4 There is a McDonalds (Class A3) on the opposite side of Park Road South, approximately 25 metres to the east of the application site.

- 2.5 The site is not within a Conservation Area although the boundary of the Black Dog Conservation Area is just to the north west, on the opposite side of West Street. The site is not a Listed Building.
- 2.6 The site is located at the junction of Park Road South and West Street. There are traffic lights in front of the site and there is no parking immediately adjacent to the site (either along Park Road South or West Street).
- 2.7 However, there are restricted on-street parking spaces on West Street and there is a large public car park within easy walking distance from the site (Bulbeck Road car park approximately 75 metres to the south east). Furthermore, the site benefits from 3 no. allocated parking spaces to the rear.
- 2.8 The site is partially located within Flood Zone 3, a location with a high probability of flooding. As such, a Flood Risk Assessment (FRA) has been included at Section 7 of this report.

3. THE PROPOSAL

Change of Use

- 3.1 This application seeks planning permission for the change of use of the site from a former bank (Class A2) to a hot food takeaway (Class A5). It is intended that a new pizza operator will occupy the site.
- 3.2 The proposed hot food takeaway will be open between 9am and 1am Sunday to Thursday and between 9am and 2am on Fridays and Saturdays.
- 3.3 The customer entrance will be located at the north eastern elevation and the customer area will be at the eastern side of the building. The store will also comprise an oven and preparation area; a cold room; a washing up area; store rooms and a staff W.C.
- 3.4 There is a yard area to the rear (south west) of the property which is shared with other commercial units. 1 no. 1100 litre euro-bin will be located in this area and will be used to store the refuse and recycling.
- 3.5 There will also be 3 no. parking bays at the yard area which will be allocated to the proposed hot food takeaway. These will be used by members of staff.

Extraction / Ventilation Equipment

- 3.6 To facilitate the use of the property as a hot food takeaway, the proposal also seeks permission for the installation of extraction and ventilation equipment.
- 3.7 An extract duct will run from the oven in the cooking and preparation area towards the rear of the building. It will run horizontally along the rear elevation before turning vertically and terminating approximately 1 metre above the ridge level of the building. The extraction system will be fitted with carbon filters.
- 3.8 1 no. new cold room compressor and 1 no. new AC compressor will be installed at the rear elevation of the building. The cold room compressor will be in operation 24 hours a day to ensure that the food is stored at an adequate temperature.
- 3.9 A fresh air intake duct will penetrate through the northern elevation (facing West Street) and will terminate via a louvred grille measuring 750mm x 500mm.

- 3.10 Further details of the ventilation and extraction system proposed are provided on the submitted plans and specification sheets included with this application. These documents provide more specific details of the noise emissions and design of the proposed equipment.

Other Alterations

- 3.11 At the eastern elevation (facing Park Road South) and northern elevation (facing West Street), the existing timber shopfronts will be removed and replaced with a PPC aluminium framed shopfronts.
- 3.12 The existing PPC aluminium customer entrance door at the north eastern corner of the unit will be retained and repainted.
- 3.13 Any new signage will be subject to a separate application.

4. PLANNING HISTORY

- 4.1 Planning permission (ref: 07/72673/000) was granted on 12th December 2007 for a change of use from a shop (Class A1) to a bank (Class A2). As the permission has been implemented, this is the lawful use of the site.
- 4.2 There have been a number of applications for shopfront alterations and signage at the store.
- 4.3 Most recently, planning permission (APP/17/01186) was granted on 19th December 2017 for the replacement of shopfronts. The proposal was submitted to create 3 no. new shopfronts to facilitate the sub-division of the unit into 4 no. separate units. However, this was not implemented.
- 4.4 Advertisement consent (ref: 08/72673/002) was granted on 23rd March 2008 for the display of 2 no. internally illuminated fascia signs; 2 no. internally illuminated projecting signs; several illuminated modular window marketing units and ATM withdrawal surrounds at the front elevation.

5. PLANNING POLICY

5.1 The following policy is considered relevant.

National Planning Policy

National Planning Policy Framework (NPPF)

5.2 The National Planning Policy Framework (NPPF) published in March 2012 sets out the Government's planning policies for the planning system to ensure that the planning system helps to achieve sustainable development.

5.3 The key objective of the NPPF is to achieve sustainable development and **paragraph 7** confirms there are three dimensions to achieving this, namely economic, social and environmental. The economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of and right type of development to support growth.

5.4 **Paragraph 14** confirms that a presumption in favour of sustainable development is at the heart of the NPPF and for planning applications this means proposals for development conforming to the Development Plan should be approved without delay.

5.5 At **paragraph 18**, the NPPF states:

"The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future."

5.6 At **paragraph 19**, the NPPF states:

"The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system".

- 5.7 Section 2 relates to ensuring the vitality of town centres and **paragraph 23** confirms that planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period.
- 5.8 **Paragraph 103** states that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:
- Within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and
 - Development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.
- 5.9 **Paragraphs 186 and 187** relate to decision taking and confirm that “local planning authorities should approach decision taking in a positive way to foster the delivery of the sustainable development” and that they:
- “should look for solutions rather than problems, and decisions taken at every level should seek to approve applications for sustainable development where possible”.*
- 5.10 Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Authorities should approach development management decisions positively – looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Securing the optimum viable use of the property and achieving public benefits are key material considerations for application proposals.

National Planning Practice Guidance (NPPG)

- 5.11 On 6th March 2014, the Department for Communities and Local Government (DCLG) launched the planning practice web based resource, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.
- 5.12 This also introduced the National Planning Practice Guidance (NPPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.
- 5.13 Paragraph 066 (ID: 7-066-20140306 revision date 06.03.2014) sets out the table of Flood Risk Vulnerability Classification and confirms that buildings used for hot food takeaways are classed as 'Less Vulnerable' developments.
- 5.14 Paragraph 067 (ID: 7-067-20140306 revision date 06.03.2014) sets out the table of Flood Risk Vulnerability and Flood Zone 'Compatibility'. This table confirms that 'Less Vulnerable' developments, such as the proposed use, are appropriate within Flood Zones 2 and 3a.

Local Planning Policy

- 5.15 The adopted Local Plan comprises the Havant Borough Core Strategy (adopted March 2011) and the Havant Borough Local Plan (Allocations) document (adopted July 2014).

Havant Borough Core Strategy (adopted March 2011)

- 5.16 **Policy CS4** states that planning permission will be granted for appropriate town centre development proposals that (inter alia):
1. Promote and enhance the following hierarchy of identified centres as shown on the Proposals Map:
 - Town Centres - Havant and Waterlooville
 - District Centres - Cowplain, Emsworth, Leigh Park and Mengham/Gable Head

- Local Centres - Bedhampton, Crookhorn, Grassmere Way, Hambledon Parade, Middle Park Way, Milton Road, Purbrook, Rails Lane, West Town and Widley.

2. Enhance the evening economy of the town and district centres.

5.17 **Policy CS16** confirms that planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design (inter alia) responds to, draws inspiration from and respects local context and does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

5.18 **Policy CS20** confirms that development will be permitted that (inter alia) does not increase congestion and promotes better use of existing transport networks.

5.19 **Policy DM2** relates to the protection of existing community facilities and shops and confirms that development proposing the loss of such uses will only be permitted where it has been demonstrated, through an active marketing process that the premises or land are no longer viable for their authorised use or any other use which would provide a beneficial facility to the local community and that the facility is no longer required for a community use or that there is an easily accessible existing or new facility for the community it is intended to serve.

5.20 **Policy DM5** states that planning permission will only be granted for the construction of new entertainment and hot food uses falling within Use Classes A3, A4, A5 and D2 of the Use Classes Order 1987 (as amended) or the change of use of existing premises to a Class A3, A4, A5 or D2 use where it can be demonstrated that all the following criteria are met:

1. Measures are incorporated, where a proposal includes the preparation of hot food, to mitigate the effect on nearby properties.
2. The measures proposed in respect of criterion 1 are such that the installation does not materially detract from the appearance of the building itself and the wider locality.
3. The measures proposed in respect of criterion 1 are suitable for the range and nature of hot food to be prepared on the premises.

4. The development includes adequate provision for the disposal, storage and collection of refuse, including litter bins for use by customers.
5. The development would not result in indiscriminate customer parking and/or traffic movement that would be likely to create hazards for traffic or pedestrians.
6. The development would not cause unacceptable disturbance to the occupiers of nearby residential property at times when activity in the immediate vicinity would otherwise be at a relatively quiet level.
7. In the case of changes of use, any marketing requirements are met.

5.21 The supporting text to Policy DM5 states at **paragraph 10.19** that *"Outside the defined primary and secondary retail frontage zones where the concentration of residential accommodation is higher; it is acknowledged that existing levels of noise and activity can be lower. There is less likely to be a range of public parking facilities. In such locations, applications for a change of use of an existing site or building to Class A3, A4 and A5 use should also be assessed against the stricter criteria marketing requirements of other relevant development management policies. If those requirements can be met, the proposal should then be assessed against Development Management Policy DM5"*.

5.22 **Policy DM14** states that development will only be permitted where it provides parking for cars, motor cycles and cycles in accordance with the relevant standards. Such parking provision must be appropriately located in relation to the development and be practical for its intended use.

5.23 The non-residential parking standards are identified in Appendix 5 of the Core Strategy. The standards confirm that for eating and drinking establishments within highly accessible locations, there should be a maximum of 1 car parking space per 7.5m² dining area/bar area/dance floor.

Havant Borough Local Plan (Allocations) (July 2014)

5.24 **Policy AL3** states that planning permission will be granted for development proposals that:

1. Provide main town centre uses in the town, district and local centres as defined on the Policies Map, and so contribute to their vitality and viability.

2. Promote and enhance the primary shopping areas of the town and district centres.
 3. Retain at least 50% of the units in an unbroken run of primary frontage as defined on the Policies Map in retail (A1) use.
 4. Retain at least 25% of the units in an unbroken run of secondary frontage as defined on the Policies Map in retail (A1) use.
 5. Generate pedestrian activity within the primary shopping area by being open during the day to visiting members of the public.
 6. Provide a shopfront within the primary shopping area with a well designed and appropriate display window.
- 5.25 Exceptions to parts (3) and (4) may be made to allow a change of use to non-retail if more than 25% of units in the unbroken run of frontage are vacant at the time of the application.
- 5.26 **Policy DM20** states that planning permission will be granted for development that conserves and enhances the historic assets of Havant Borough.
- 5.27 **Policy DM21** states that planning permission will be granted for shopfronts, signs, security shutters and advertisements where they are appropriate in size, scale and design to the character of buildings and their surroundings.

Draft Havant Borough Local Plan 2036 (Consultation Version)

- 5.28 The Council are working on a New Local Plan. Consultation on the Draft Havant Borough Local Plan 2036 was undertaken between 8th January and 16th February 2018.
- 5.29 The Council are now arranging further meetings with many organisations, as well as using the representations received, to update the emerging Local Plan 2036. This next edition will be the Pre-Submission Havant Borough Local Plan 2036 and it is anticipated this will go out for consultation in early 2019.
- 5.30 As such, the emerging Local Plan has only undergone one round of consultation and can therefore only be given very limited weight at this stage.

5.31 **Policy C8** states that planning permission will be granted for new building, or for the change of use of existing premises to, food, drink and entertainment uses falling within use classes A3, A4, A5, AA, D2 or sui generis where it can be demonstrated that all of the following criteria are met:

- a. Appropriate measures mitigate the effects of odour and/or noise on nearby properties;
- b. The measures proposed in respect of a) are such that the installation does not materially detract from the appearance of the building itself and the wider locality;
- c. The development would not cause unacceptable disturbance to the occupier(s) of nearby residential properties;
- d. The development includes adequate provision for the disposal, storage and collection of refuse, including litter bins for use by customers;
- e. Adverts and signs within and on the premises promote healthy lifestyle aspects of products; and
- f. The development does not increase the number of betting shops in the Borough.

6. PLANNING ASSESSMENT

6.1 This section of the Statement sets out the justification for the proposed change of use and extraction/ventilation equipment when considered against the relevant planning policies and other material considerations.

6.2 The key issues arising from this proposal, which this section will cover are as follows:

- a) Principle of Development;
- b) Impact on Residential Amenity; and
- c) Highways and Parking Considerations.

6.3 Each of these issues is discussed in turn below:

a) Principle of Development

6.4 The application site is located within the town centre of Havant but is not within the defined Primary or Secondary Shopping Frontage. Policy AL3 confirms that planning permission will be granted for development proposals that provide main town centre uses in the town centres and so contribute to their vitality and viability.

6.5 The application site has been vacant since September 2017 and is currently generating no footfall and is detracting from the character and appearance of the surrounding area. The proposed change of use would reintroduce an active main town centre use which would provide employment opportunities; contribute to both the evening and daytime economies; and improve the appearance of the building.

6.6 Policy AL3 confirms that proposals should retain at least 50% of the units in an unbroken run of primary frontage in retail (Class A1) use and retain at least 25% of the units in an unbroken run of secondary frontage in retail (Class A1) use.

6.7 However, the appraisal site is not located within the defined primary or secondary frontages. Furthermore, the site is currently a bank (Class A2) and therefore the change of use would not result in a reduction in the number of Class A1 units. As such, it would not be contrary to these criteria.

- 6.8 Policy DM5 relates to proposals for food and drink uses where certain criteria are met. One of the criterion included within this policy states that in the case of changes of use to Class A3, A4 and A5 uses, any marketing requirements should be met.
- 6.9 It is not made clear in the policy itself what these marketing requirements are or whether this relates to changes of use away from Class A2 uses. The supporting text states at paragraph 10.19 that outside the defined primary and secondary retail frontage zones, applications for a change of use of an existing site or building to Class A3, A4 and A5 use should also be assessed against the stricter criteria marketing requirements of other relevant development management policies.
- 6.10 Policy DM2 sets out marketing requirements for proposals involving the loss of existing community facilities and shops whilst Policy DM3 sets out different marketing requirements for proposals involving the loss of existing employment and tourism sites.
- 6.11 However, no policy sets out marketing requirements for proposals resulting in the loss of Class A2 bank (as is the situation for this application). Therefore, there is no policy requirement for marketing for changes of use which would result in the loss of a Class A2 use. As such, the proposal is not considered to be contrary to Policy DM5 as there are no relevant marketing requirements that the application needs to meet in this instance.
- 6.12 Notwithstanding the above, it is not considered that Policy DM5 is based on an up-to-date evidence base and the policy is considered to be overly restrictive in its current form in that it prevents any changes of use to food and drink uses in sustainable town centre locations unless ambiguous marketing requirements are met.
- 6.13 Since the adoption of Policy DM5, the NPPF has been published which allows for a much more flexible approach to retail planning. Furthermore, there have been changes to the Town and Country Planning (General Permitted Development) (England) Order 2015 allow for temporary changes of use from Class A2 units to Class restaurants.

- 6.14 It is acknowledged that these do still allow for consideration of the impact on vitality and viability and do not allow for changes to units with a floor area greater than 150m² or changes of use to takeaways. However, it is clear that these changes are meant to allow for a more flexible system to encourage growth.
- 6.15 On this basis, the requirement set out within Policy DM5 is considered to be contrary to paragraph 158 of the NPPF which confirms that local planning authorities should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area.
- 6.16 Finally, whilst it can only be given very limited weight at this stage, it is interesting to note that the emerging policy relating to changes of use to food and drink and entertainment uses (Policy CP8 of the Draft Havant Local Plan 2036) does not require marketing to be undertaken before such uses can be acceptable.
- 6.17 Overall, the proposal will result in the reoccupation of a vacant commercial unit within the town centre and will improve the vitality and viability of the area. Therefore, the principle of development is acceptable subject to amenity, highways and design considerations which are considered below.

b) Impact on Residential Amenity

- 6.18 The site is located within a defined district centre. There is an office (Class B1a) immediately above the site and the site is adjacent to other commercial units. The nearest residential units (Class C3) are approximately 45 metres to the west of the site, on Brockhamton Lane.
- 6.19 Notwithstanding this, the extraction and ventilation equipment has been designed sensitively to ensure that odours are sufficiently dispersed and noise levels are not at an unacceptable level.
- 6.20 An extract duct will run from the oven and will be taken through the rear elevation of the building. It will terminate vertically approximately 1 metre above the ridge level of the building. As such, the extraction duct will disperse fumes at an adequate height above any nearby residential windows and will ensure there is no harmful impact to the amenity of nearby occupiers in terms of odours, smoke or grease.

- 6.21 In addition to this, the proposal is for a pizza takeaway and there will be no frying or deep fat frying taking place on the site. Therefore, the odour levels produced from a pizza operator will be low in comparison to some food and drink uses e.g. Indian restaurants. If the Local Planning Authority considered it necessary, a condition could be added onto any decision preventing frying or deep fat frying to ensure residential amenity is protected.
- 6.22 A new cold room compressor and A/C compressor will be installed to the rear of the site, facing the parking and servicing yard area. A fresh air intake duct will also terminate at the return elevation at the rear of the building.
- 6.23 The site is within a town centre and is surrounded by a mixture of uses. It is within close proximity to other food and drink uses (such as the McDonalds on the opposite side of Park Road South and the Parchment Makers bar approximately 60 metres to the north of the site).
- 6.24 Furthermore, as can be seen in the image below, there is already existing plant equipment at the rear of the adjacent commercial premises. In this context, the introduction of a hot food takeaway and associated extraction/ventilation equipment will have no significant impact on the amenity of nearby residents in terms of noise.



Image 2: Rear elevation of the site and surrounding units

- 6.25 Further details of the ventilation equipment and extraction system proposed are provided on the Proforma Annex B document and the specification sheets. These documents provide more specific details of the noise emissions of the proposed equipment and demonstrate that they will not cause any unacceptable impacts to the amenity of nearby occupiers.
- 6.26 The proposed opening hours of the new hot food takeaway are between 9am and 1am Sunday to Thursday and 9am to 2am on Fridays and Saturdays. The site is within a busy town centre location and it is anticipated there would be a level of ambient background noise even during the early hours of the morning.
- 6.27 There are other operators within the vicinity of the site which open late at night. For example, the Parchment Makers bar (approximately 60 metres to the north) operates until 11pm during the week and until midnight on the weekends.
- 6.28 Finally, the level of activity at the proposed takeaway will be relatively low in the early hours of the morning. On this basis, it is not considered that the proposed opening hours would cause any unacceptable late night disturbance.

c) Parking and Highways Considerations

- 6.29 There is a parking area to the rear of the application site, which will provide up to 3 no. allocated car parking spaces for the members of staff working at the takeaway. This is accessed via Park Road South or Brockhampton Lane.
- 6.30 Policy DM14 states that development will only be permitted where it provides parking in accordance with the relevant standards. The standards confirm that for eating and drinking establishments within highly accessible locations, there should be a maximum of 1 car parking space per 7.5m² dining area/bar area/dance floor.
- 6.31 The proposal has a customer area of 50.8m². This would equate to a maximum parking requirement of 7 spaces. However, the site is within a highly sustainable town centre location and is well served by public transport and a number of customers would access the site as part of linked trips to the centre. As such, a reduction from the maximum standards is entirely appropriate in this location.
- 6.32 There are double yellow lines and white zig-zags in front of the site as well as a traffic lights. However, there are a large number of parking opportunities for customers within easy walking distance of the site.
- 6.33 There is on-street parking approximately 15 metres to the west of the site, on West Street. These spaces are restricted to 30 minutes free parking between 8am and 6pm Monday to Saturday and are unrestricted outside of these times. The takeaway would be busiest when these spaces are unrestricted. There is a large public car park approximately 120 metres to the south east of the site.
- 6.34 Overall, there is a sufficient amount of parking within the vicinity of the site and the proposal would not result in any dangerous parking which would be detrimental to highway safety.

7. FLOOD RISK ASSESSMENT

- 7.1 The application site is located within Flood Zone 3. As such, a Flood Risk Assessment is required to demonstrate that the proposal is appropriate in this location and that it will not increase the risk of flooding at the site or at nearby properties.
- 7.2 Paragraph 066 (ID: 7-066-20140306 revision date 06.03.2014) of the NPPG sets out the table of Flood Risk Vulnerability Classification and confirms hot food takeaways are classed as 'Less Vulnerable' developments. Leisure uses are also classed as 'Less Vulnerable' developments. Paragraph 067 (ID: 7-067-20140306 revision date 06.03.2014) confirms that such uses are appropriate within Flood Zones 2 and 3a.
- 7.3 The proposal therefore seeks permission to change the use of the building from one 'Less Vulnerable' use to another (i.e. from a Class A2 bank to a Class A5 hot food takeaway).
- 7.4 Furthermore, the proposal does not include any extensions or the alteration of any floor levels within the application site. Therefore, the change of use will not increase the risk of any vulnerable uses being subject to flooding.
- 7.5 The notes associated with the table of Flood Risk Vulnerability Classification in the NPPG confirm that the Sequential and Exception Tests do not need to be applied to minor developments and changes of use, except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site. As the proposal is for a change of use only with the inclusion of associated plant equipment, the Sequential and Exception Tests are not required.
- 7.6 Overall, it is clear that the application will not increase the flood risk at the application site or at any of the surrounding properties.

8. DESIGN AND ACCESS

8.1 Design

- 8.2 The application is for the change of use from a vacant commercial unit which was last in use as a bank (Class A2) to a hot food takeaway (Class A5). The site is not within a Conservation Area, although the boundary of the Black Dog Conservation Area is just to the north west of the site.
- 8.3 The unit will incorporate a preparation and baking area, and a customer waiting area for those choosing not to use the home delivery option. Internally, the appearance of the building will be changed by virtue of the investment brought to it by a new hot food takeaway operator.
- 8.4 Externally, this application seeks only to make minor changes to the elevations through the installation of extraction and ventilation equipment and the replacement of the existing timber shopfront.
- 8.5 An extract duct and intake duct will terminate approximately 1 metre above the ridge level at the rear of the building. There will be 2 no. compressors at the rear elevation, facing the parking area.
- 8.6 The plant equipment will only be easily visible from within the parking area and will not be visible from Park Road South or West Street. Furthermore, as can be seen in Image 2, there is already plant equipment in this area.
- 8.7 In this context, the introduction of the new extraction/ventilation equipment will cause no harm to visual amenity or to the character and appearance of the nearby Black Dog Conservation Area.
- 8.8 The extract and intake ducts could be finished in matt black (and a condition could be added to any decision requiring this if the Local Planning Authority felt it was necessary). This would help to further reduce the visual impact of the ducts.
- 8.9 The proposal will result in the replacement of an existing timber shopfront with a new PPC aluminium shopfront. The shopfront will be modern and will appear in keeping with the surrounding commercial units within Havant Town Centre. It will not cause any harm to the character and appearance of the nearby Black Dog Conservation Area.

- 8.10 Furthermore, planning permission (ref: APP/17/01186) was granted on 19th December 2017 for the replacement of shopfronts at the site. The new shopfronts were powder coated aluminium shopfronts and the Council had no concerns with the impact of the new shopfronts on the appearance of the area.
- 8.11 Overall, the proposed alterations will preserve the character and appearance of the area and will not cause harm to the visual appearance of the building.

Access

- 8.12 The main customer entrance is level with the pavement and is of a sufficient width to allow for easy access into and out of the store. As such, the store will be easily accessible for all customers.
- 8.13 As previously mentioned, the site is in a sustainable location (being within Havant Town Centre) and is easily accessible via foot and public transport with there being bus stops in easy walking distance.

9. CONCLUSION

- 9.1 This Statement has been prepared by Pegasus Group in support of an application for a change of use from a vacant bank (Class A2) to a hot food takeaway (Class A5); the installation of extraction/ventilation equipment and other external alterations at 39 West Street, Havant.
- 9.2 It has been demonstrated that the proposed development would be compliant with both local and national planning policy. Furthermore, it has been demonstrated that the hot food takeaway will not have an adverse impact on residential amenity; the surrounding highway network or to the character and appearance of the area.
- 9.3 The proposed development will make positive use of a vacant commercial unit and will support the vitality and viability of Havant by increasing footfall and providing job opportunities for the local residents.
- 9.4 It is for the reasons set out in this Statement that planning permission should be granted.

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