
Site Address: 19 Park Way, Havant, PO9 1HH
Proposal: Change of use from residential dwelling to mixed use residential and acupuncture/ beauty (front room only).
Application No: APP/18/00371 Expiry Date: 18/06/2018
Applicant: Miss L Zhang
Agent: Case Officer: Rachael McMurray
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in Park Way which sits adjacent to a commercial development of retail units and also a KFC drive through restaurant to the east. The property is a single dwelling with a small front and rear garden.

2 Planning History

There is no relevant planning history.

3 Proposal

Change of use from residential dwelling to mixed use residential and acupuncture/ beauty (front room only).

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM10 (Pollution)
DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Crime Prevention -Minor Apps
No response provided.

Environmental Health Manager, Community Group

No objection

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
No disability considerations	Not a planning requirement - this falls under other legislation.
No mention of how needles from acupuncture treatments will be disposed of.	Not a planning requirement - this falls under other legislation. The EHO has raised no objections.
No mention of fire safety or health and safety preparation.	Not a planning requirement - this falls under other legislation.
Opening times are confusing.	The opening times are specified on the application form to be 10-12 and 1400 - 1700 Monday to Friday.

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) Impact upon the character of the area and residential amenity
- (iii) Highways / parking

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character of the area and residential amenity

No physical alterations are required as part of the application and proposed change of use. The proposed use of the front room only is not considered to have a significant impact on the character or appearance of the local area. Due to its proximity to the

commercial / retail park, there is a higher level of activity within the locality that would normally be expected in a more residential area. Therefore any activity associated with the business use would not be highly noticeable.

(iii) Highways / parking _

The proposal does not include any parking provision. However, the site is in a highly sustainable town centre location and therefore can be reached by other methods of transport or clients could park in various nearby car parks.

8 **Conclusion**

Overall the use of one room for business purposes during normal business hours is not considered to have a significant adverse impact on the character of the local area or nearby residential amenity and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00371 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan - Tottle No. HP333700
Proposed floor plans
Site Plan - plan Ref - 00315039-C13710

Reason: - To ensure provision of a satisfactory development.