

Planning Application Response of Planning Policy / Urban Design

Application No:	APP/17/00428
Site Address:	32 Station Road, Hayling Island, PO11 0EG
Development:	Change of use of ground floor from Beauty Salon to Three Surgery Dental Practice (2 dentists and 1 hygienist) including single storey rear extension and alterations to shop front.
Case Officer:	Mrs B Crawford
Comments by:	Lewis Ford
Date of Comments:	5 th May 2017

Policy Status: The Local Plan (Core Strategy) and the Local Plan (Allocations) provide the development plan for the Borough.

The following Policies are of particular relevance:

- CS4 – Town, District and Local Centres
- CS17 – Concentration and Distribution of Development within the Urban Area
- DM14 – Car and Cycle Parking on Development (excluding residential)
- DM21 – Shopfronts, Signs, Security Shutters and Advertisements
- AL2 – Urban Area Boundaries and Undeveloped Gaps between Settlements
- AL3 – Town, District and Local Centres
- Havant Borough Council Parking SPD (July 2016)

Principle of Development: The site lies within the urban area as defined by Policies CS17 and AL2 of the Local Plan which seek to concentrate new development within the five urban areas of the borough.

The site falls within the West Town Local Centre as defined by Policies CS4 and AL3. These policies encourage appropriate town centre development proposals which support small and independent businesses. Moreover, Policy CS4 specifically seeks to promote the vitality and viability of the identified local centres.

Local centres do not have defined primary or secondary frontages; therefore, points 3 and 4 of Policy AL3 do not apply.

Parking: Policy DM14 and the Havant Borough Parking SPD (July 2016) set out the minimum parking standards for new development in the borough. The minimum requirement is 3 car parking spaces per consulting room for a dentist surgery (table 6, page 15); therefore, 9 spaces are required for this site.

The supporting note under Table 6 states that:

“Given the broad range of uses at Health centres and the varying needs of occupants the Council will consider the parking requirements of D1 health centres on a case by case basis and will require a full assessment of individual needs to be submitted in the Design and Access Statement, Transport Assessment or other supporting information”.

The Design and Access Statement states that 5 car parking spaces will be provided at the rear of the building (paragraph 4.6). This is due to the limited land available.

The proposed parking is lower than the minimum requirement; however, as the site is within a sustainable location, this may be considered appropriate in this instance.

Flooding: The site is not identified as flood zone 2 and/or 3.

Shopfronts and Signs: Policy DM21 seeks to ensure that new shopfronts and signage are not detrimental to the appearance of the individual building or the street scene. A particular consideration in the determination of this application should therefore be the design of the shopfront. It is noted that the applicant has stated in paragraph 4.5 of the Design and Access Statement that a separate application would be made for advertising signage if required.

Community Infrastructure Levy: D1 uses are not CIL liable and do not have to pay the Solent Recreation Mitigation Partnership (SRMP) contribution. Therefore, Policies CS21 and DM24 do not apply.

Recommendation: No objection.