

- 3.3 This application seeks to extend the opening hours between 08:00 to 20:00 Monday to Saturday.

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)
CS4 ()
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Environmental Health Manager, Community Group

The proposed earlier / later opening / closing times is potential for noise from car doors, speech etc, that may affect the residents of nearby properties. However, because of the nature of the area, and that the practice is only small I do not consider there to be an issue.

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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 residential amenity

(i) Principle of development

7.2 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 residential amenity

7.3 The dental practice is surrounded by both commercial and domestic accommodation including flats above the neighbouring shops, and houses on Station Road. There is a car park to the rear providing five spaces for staff and patients together with additional public parking within the immediate vicinity. The dental practice currently opens between the hours of 09:00 hours and 17:30 hours Monday to Friday.

7.4 The Council's Environmental Health Officer has been consulted and whilst the proposed extended opening hours may affect the residents of nearby properties, because of the nature of the area and the size of the practice, no concerns were raised.

7.5 It is recommended to grant a 12 month temporary permission for the extended opening hours. If no issues arise over this period, the change can then be reassessed with a view to being made permanent if required. It is noted no objections were received regarding the application.

8 Conclusion

8.1 It is considered that the appropriate way forward is to allow a one year temporary permission in order that it may be ascertained if the extended opening hours cause disturbance or are acceptable to the adjacent existing residents.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT TEMPORARY PERMISSION** for application APP/17/00846 subject to the following conditions

1 The premises shall only be open for trade or business between the hours of 08:00 to 20:00 Monday to Saturday and not at all on Sundays or Bank Holidays.

Reason: In the interests of the amenities of occupiers of nearby residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

2 This permission shall be for a limited period expiring on **1st October 2018**, on or before which date the extended opening hours shall be discontinued permanently and the opening hours shall revert to those stated within condition 4 of Planning Permission APP/17/00428, unless the prior consent of the Local Planning Authority has been obtained in writing for a further period.

Reason: To enable the Local Planning Authority to assess the impact of the proposed extended opening hours and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.