
Site Address:	Youth Centre, 118 Elizabeth Road, Waterlooville		
Proposal:	Change of use from Community Centre (Use Class D2) to Dog Day Care unit (Use Class Sui Generis).		
Application No:	APP/17/00231	Expiry Date:	24/05/2017
Applicant:	Mrs K Honour	Case Officer:	Lewis Oliver
Agent:			
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a single storey former Youth Centre, located within the defined urban area. The site is located on the northern side of Elizabeth Road, and is surrounded by Public Open Space. To the north of the site is Purbrook Junior School, which is separated from the site by a mature belt of tree. The closest residential properties are located approximately 250 metres to the south east of the site.

2 Planning History

01/64708/000 - Erection of single storey temporary building for use as community facility for period of five years, TPP,08/10/2001
07/64708/001 - Retention of single storey temporary building as a Community Facility., WD,19/11/2007
08/64708/002 - Consultation by Hampshire County Council for permanent retention of existing building for youth and community use., PERM,28/07/2008
APP/16/00450 - Change of use, UNK,
APP/16/00709 - Variation of Condition 4 of Planning Permission 07/64708/001 relating to age restrictions., UNK,
GEN/17/00050 - Proposed change of use to a Dog Day Care Centre, ,16/02/2017 16:45:17
APP/17/00232 - 1No. fascia sign., INV,

3 Proposal

Change of use from Community Centre (Use Class D2) to Dog Day Care unit (Use Class Sui Generis).

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

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Economic Development - Commercial and Housing

No response

Environmental Health Manager, Community Group

I have read through the documentation provided with this application and have visited the premises being applied for. It is confirmed that these premises will require an Animal Boarding Establishment licence. Should Planning approval be granted, this licence will be fully conditioned in terms of the accommodation requirements necessary for dog day care, including the maximum number of dogs to be housed on the premises during the day, .

Therefore should the Planning Authority be of a mind to approve this application, I would ask that the following conditions be added to any final decision.

Condition 1:

That the business be operated in such a way so as to ensure that no noise and / or odour nuisance is caused to any nearby residential premises.

Condition 2:

That no dogs or any other animals are boarded overnight, in these premises.

Highways Engineer, Development Engineer

The Highway Authority have no adverse comment to this application.

Property Services Manager, Corporate Group

With reference to APP/17/00231 I would advise that Estates is supportive of this application. It will put into use a building that has remained long-term vacant and as such has been vulnerable to the effects of vandalism. It is in the interests of good estate management that the building should be occupied and the use that is proposed is considered appropriate given its location.

Southern Water

No objection

Traffic Management, HBC

From the information received, there appears to be no traffic management issues with this application

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: 15

Number of site notices: At least one site notice exists - check the number.

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) Loss of community facility
- (iii) Impact upon the character and appearance of the area
- (iv) Impact upon residential amenity
- (v) Impact on highways

(i) Principle of development

The site is located in an urban area whereby development is acceptable in principle subject to other materials considerations. For this application the consideration would be the impact of the loss of a community facility which the loss of is protected by Policy DM2 of the Local Plan (Core Strategy). Also the potential impact of the use in terms of impact on the nearby residential properties.

(ii) Loss of community facility

Policy DM2 Protection of Existing Community Facilities and Shops identifies that, Development proposing the change of use or loss of any premises or land currently or last used as community services and facilities, including local shops, will only be permitted where both the following criteria can be met:

1. 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.
2. 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.

The application is supported by a statement from the Estates Team, with regard to measures that have been undertaken in accordance with the policy to find alternative community uses. This statement outlines that since the premises became vacant in September 2015, a number of attempts to find a tenant for general community use have been undertaken. The statement identifies that an enquiry from an organisation providing community services was at an advance stage, however ultimately the tenant was not in a position to enter a lease and negotiations fell through.

Following this, councillors were canvassed for suggestions of alternative user groups within the community. A number of ideas arose, however no firm offers to rent the building were forthcoming. Following this the building has been marketed from October 2016, which is a period of 6 months before the application was submitted, a number of enquires have been made, however these were all for the premises to be used for either commercial or private uses.

The statement also outlines that the as the building has remained vacant, it has become a target for vandalism. Therefore an alternative use for this building is needed to ensure the building does not deteriorate further. The information provided is considered to meet the requirements of Policy DM2, in these circumstances, and it is therefore considered that the building is no longer viable for the permitted Youth and Community Use use. The occupant would be a dog daycare and training facility which although not defined as a community use, is another economic use of the site, providing a service to the local community and employment opportunities.

(iii) Impact upon the character and appearance of the area

The proposed development does not involve any alterations to the external appearance of the building. A 1.8m fence is proposed on the eastern boundary, which is proposed as a dog exercise area, and is required to ensure the dogs are kept safe within the facility. The visual impact of the fence needs to be softened given the current open nature around the building. As such a landscaping condition is proposed in order to soften the impact of the fencing, through soft landscaping to ensure that the development integrates with the surrounding area.

(iv) Impact upon residential amenity

By nature of the proposed use, the business would result in clients arriving at the unit either on foot or by car, dropping off and collecting dogs. The development is located approximately 250metres from neighbouring properties, the Environmental Health team have raised no objection to this application. As such given the proposed layout and relationship with neighbouring properties it is not considered that the development would have a significant adverse impact on the amenities of neighbouring properties.

(v) Impact on highways

The application site contains a parking area to the south west of the building, furthermore parking is available along Elizabeth Road for clients to pick up and drop off dogs. The Highway Authority have not raised an objection to this application and it is therefore considered that the development would have a significant adverse impact on the safety or free flow of the highway network.

8 Conclusion

Overall it considered that the building is no longer required for a Community use and provide a location for an alternative viable business to operate from the building. In addition the proposal is not considered to have a significant adverse impact on the character and appearance of the area, residential amenities or highway safety and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00231 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:
Design and Access statement, which includes details and photographs of the proposed fence.
Proposed Floor plan
Reason: - To ensure provision of a satisfactory development.

- 3 No development hereby permitted shall commence until a detailed soft landscaping scheme to soften the proposed fencing has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall show the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.
The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.1, CS11.2, CS11.4, CS12, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 That the business be operated in such a way so as to ensure that no noise and / or odour nuisance is caused to neighbouring residential premises.
Reason: To prevent nuisance to neighbouring occupants and / or residents and having due regard for Policy DM10 of the Local Plan 2011 and the National Planning Policy Framework 2012.
- 5 No dogs or any other animals are to be boarded overnight in these premises.
Reason: No facilities currently exist that would allow for this service to be offered and having due regard for Policy DM10 of the Local Plan 2011 and the National Planning Policy Framework 2012.