
Site Address:	Unit B and C, 4B Highfield Parade, Waterlooville, PO7 7QH		
Proposal:	Change of use of existing ground floor retail space to form 2No. 2bed flats.		
Application No:	APP/17/00510	Expiry Date:	19/07/2017
Applicant:	Mr Ware		
Agent:	Mr C Flint	Case Officer:	Rachael McMurray
	Chris Flint Associates Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in Highfield Parade, close to the junctions with Burnside and Meadway. It forms part of a mixed use commercial / residential development which contains commercial units at ground floor with residential above. The application unit comprises the central section which was built in 2007 to link the two separate block together. The first and second floor are contained within a circular tower feature. The rear of the building is accessed from Burnside via a one way system which exits in Meadway. This area contains parking for the residents and employees and a servicing area for the shops. There is lay by parking on Highfield Parade outside the commercial units along with a bus stop and wide pavement. The application site is currently unoccupied and has been for some time. The other units within the development are occupied and include a beauty therapists, a garage door shop, a framing shop, a key cutters and a travel agents.

2 Planning History

APP/13/01240 - Retention of 4No. refrigeration unit compressors on rear elevation. , PERM, 13/03/2014
GEN/14/00451 - Premises Licence Application, , 01/05/2014 14:59:30
GEN/15/01198 - Usage check., UNK,
GEN/16/00460 - Proposed change of use., UNK,
APP/16/01279 - Change of use of existing retail to form 2 x 2 bedroom flats., INV,

3 Proposal

Change of use of existing ground floor retail space to form 2No. 2bed flats. Physical works would comprise internal works and alterations to change the shopfront into 6no. windows

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)
CS9 (Housing)

DM13 (Car and Cycle Parking on Residential Development)
DM2 (Protection of Existing Community Facilities and Shops)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Community Infrastructure

No comments received.

Economic Development - Commercial and Housing

No comments received.

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: 28

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 2no. objections were received which are summarised below:

Comment	Officer Comment
I refer to the recent application for the change of use and the development of 2 x 2 bed flats at 4 Highfield Parade Po7 7QH and would like to make the following observations	
1. The address is incorrect. I am the freeholder at 4 Highfield Parade which is next door. This application refers to the development previously know as the land adjacent to 4 Highfield Parade, not 4 Highfield Parade itself.	The site address has been rectified and amended neighbour letters sent out.
2. The proposed access is to the rear and will exacerbate an already existing problem of overcrowding in the corner of the service area. There is already inadequate provision for parking and bin storage. Access at the front would be preferred.	This is considered in the Planning Considerations Section.

3.The retail unit in question is currently advertised as two units but was proposed and granted planning consent as one. The division into two was, to my knowledge, never agreed upon and was certainly not consulted upon. In addition, the total retail floorspace occupies pretty well the same floor area as the 2 bedroom flat immediately above and should, in my opinion, be changed to a single 2 bedroom flat only due to internal space constraints	The marketing information suggests that the unit has been marketed as a single unit and this appears to be the case since the last occupier was the Premier newsagent's. The demand for the units if planning permission is granted would be market led.
I believe this to be a sensible application to ensure that the Parade amenity and appearance is maintained. The present empty retail unit has become an eyesore and clearly in the lengthy time it has been empty its change of use to a flat/s is an excellent option. It may be that there is only sufficient space for either one 2 bed flat or two one bed flats and sufficient arrangements need to be in place to ensure adequate parking etc.	Noted.

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 and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Housing demand
- (v) Ecology Implications

(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) Loss of a retail unit

The proposal would result in the loss of a premises formerly used as a local shop and as such, Policy DM2 of the Local Plan (Core Strategy) is relevant. This relates to the protection of existing community facilities and shops. The policy advises that the loss of a shop will only be permitted whereby 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.

Where a marketing exercise is required, planning permission will be granted where the applicant demonstrates that they have robustly marketed the land or building. In the case of local shops within identified local centres and small local shops meeting everyday shopping needs outside all identified centres, the premises must be marketed for at least six months. A marketing period of at least 12 months is required in the case of any other community facility or shop in a primary or secondary retail frontage.

It is important that the marketing of the existing land or buildings explores all alternative community uses; that the marketing price is realistic; the marketing has been appropriate and genuine; and that a record of all the marketing is presented with the application proposal. The type and scale of marketing should be commensurate with the scale of the facility proposed to be lost. The council will expect that, for proposals on sites involving community services and facilities and shops in primary and secondary retail frontages, the marketing exercise should be completed for a minimum of 12 months. Local shops require a lesser period of six months. In all cases the marketing process requires as a minimum:

- i) Confirmation by the marketing agent on headed company paper that the premises were appropriately and extensively marketed for the required length of time as set out by the council.
- ii) Dated photographs of marketing board/s on the premises of an appropriate quality, size, scale, location and number during this time.
- iii) An enquiry log, how it was followed up and why it was unsuccessful.
- iv) A copy of all advertisements in the local press and trade journals (should be at least four weeks' worth of advertisements, spread across a six month period).
- vi) Evidence of marketing via the internet.

The period of marketing must have ended on a date within the six months prior to the date the planning application was submitted. In some instances where the proposal includes the loss of a significant facility, the marketing process may need to be extended; the advice of the council should be sought prior to the commencement of any marketing campaign to ascertain the period and extent of marketing required and to discuss the extent of alternative uses that should be explored.

The application unit is considered to be a small local shop and therefore is required to have been marketed for six months. A marketing report has been submitted with the application by Holloway, Ilife and Mitchell which states that the premises has been marketed since May 2015 until April 2017, so a period of almost two years. The information provided meets the requirements of Policy DM2 as set out above and therefore it is considered that the unit is no longer viable for a commercial use and can be reasonably be considered for residential use.

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

The physical alterations proposed to the building are minimal and comprise new fenestration which is more suited to residential use. The lack of shop front on the central unit would appear slightly contrived amongst the other occupied units however,

the change is not so harmful that it would warrant a refusal of the application. The access door into the flats would be located at the rear, so the lack of a front entrance door on the frontage is a better design as this would appear at odds with the commercial neighbouring properties.

In accordance with the Council's adopted parking SPD, the proposal would require 4no. parking spaces to be provided. However, there is an existing parking area at the rear of the site which has unallocated parking and was available for use by customers and employees when the unit was in use as a shop. Parking for the flats therefore would be provided in this area and make use of the spaces formerly used by customers. There is also on street parking available on the surrounding highway network.

(iv) Impact upon residential amenity

The physical alterations required are limited and negligible in terms of their impact on the residential amenity. The use of the unit as residential is likely to be less intensive than its use as a large retail unit. With regards to the use of the rear of the building for access, this is considered reasonable as it remains as existing.

(v) Housing demand

The Council does not currently have a 5 year housing supply, and is not yet in a position to meet its Objectively Assessed Need for housing through the Local Plan, and there is a high demand for housing within the Borough. The proposal would contribute to the housing stock within the borough. The NPPF advises that, in circumstances such as those that the Council finds itself in currently in terms of housing policy, there is a presumption in favour of sustainable development whereby development should be approved unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. As the loss of the local shop which has been justified through the marketing report, there are no significant adverse harm and therefore the proposal results in sustainable development which would contribute to the Borough's housing need.

(vi) Ecology implications

Given the proximity of the application site to sites designated for their nature conservation interest the application has been assessed under Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) (The Habitats Regulations). The proposal would lead to a net increase in dwellings, which would be likely to lead to a significant effect (as described in Regulation 61(1)(a) of the Habitats Regulations) on the Chichester and Langstone Harbours Special Protection Areas (SPA). Furthermore the development is not necessary for the management of the SPA. As a result a mitigation package is required, which can be secured through a financial contribution to the Solent Recreation Mitigation Project at a scale of £181 per dwelling (net) (plus monitoring and administration fees). Subject to this mitigation package being secured, the level of mitigation provided is considered sufficient to remove the significant effect on the SPA which would otherwise have been likely to occur. As such, an appropriate assessment under Regulation 61 of the Habitats Regulations is not necessary. The relevant fee has been paid and the paperwork signed and returned. The proposal therefore accords with Policy DM24 of the Local Plan.

8 **Conclusion**

Through the marketing exercise, the unit has been proven to be unviable as a commercial unit and therefore accords with Policy DM2 of the Local Plan. The proposal for new residential units would contribute to the Council's housing need and therefore the application is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00510 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:
Site, location, existing and proposed floor plans and elevations - CFA/FULL/01 01
Reason: - To ensure provision of a satisfactory development.