

front) to enable premises to be open for business between the hours of 0800 to 2000 Monday to Saturday and not at all on Sundays or Bank Holidays., PERM,12/12/2018 APP/19/01257 - Variation of Condition 5 of Planning Permission APP/17/00428 to amend approved plans in respect of increased floor space of single storey rear extension., PERM,06/02/2020

3 Proposal

- 3.1 Conversion and change of use of the first floor flat to extend the existing ground floor dental practice to provide two additional surgeries and ancillary facilities providing a total of five surgeries and a treatment room/office. External alterations are also proposed comprising a replacement side door to provide means of escape from the first floor, and replacement of the front and rear first floor windows to match the existing ground floor windows and doors.

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)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM2	(Protection of Existing Community Facilities and Shops)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL3	(Town, District and Local Centres)

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

5 Statutory and Non Statutory Consultations

Communities Manager

No comment received

Councillor Brenda Linger - Hayling West

No comment received

Councillor Clare Satchwell - Hayling West

No comment received

Councillor Julie Richardson

No comment received

Economic Development

No comment received

Hampshire Highways

Thank you for your consultation on the above planning application. The Highway Authority wish to make the following comments.

The Highway Authority have undertaken a TRICS assessment and are satisfied that the proposed change of use will not lead to a detrimental impact on the wider highway network.

It is noted that the parking provided is substandard, however there are parking controls around the site and a nearby public car park which is currently utilised.

It is Havant Borough Council's responsibility to confirm the acceptability of the parking provision and confirm whether the use of the public car park in lieu of dedicated parking space is also considered acceptable.

Leisure Officer

No comment received

Public Health Team

No comment received

Waste Services Manager

No comment 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: 20

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I unreservedly support this application. Shore Dental Practice is an excellent practice, delivering the very best dental treatment. By extending the number of surgeries, more local people will benefit from this excellent service. A larger dedicated staff area will further improve the working conditions of the extremely friendly and caring staff.	Comment 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) Loss of residential
- (v) Parking and highways

(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. This site is located within the West Town Local Centre; however this is not a primary or secondary frontage. Policy CS4 of the HBLP seeks to encourage a range of local community uses.

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

- 7.3 This proposal comprises the conversion of the first floor residential apartment to an extension of the ground floor dental practice as well as the replacement of doors and windows. The existing flat above the dentist comprises of one bedroom, a lounge, kitchen, dining room and bathroom. This would be converted into a kitchen, shower room/wc, two additional surgeries, an office and a waiting area. At first floor level the front and rear windows would be replaced to match those installed at ground floor level previously. The side door would also be replaced with a fire escape door.
- 7.4 The alterations to the windows and doors are the only external changes proposed and these are considered to be acceptable in appearance. The remaining alterations would be internal and are not considered to result in harm to the character of the area .

(iii) Impact upon residential amenity

- 7.5 This property is already in use as a dentist at ground floor level and therefore the use has already been established in the building. No 32 is a detached property and therefore noise pollution is unlikely to be an issue to the neighbouring properties, nos 34 and 32B/ 32C. The Design and Access Statement sets out that existing hours of business would remain unchanged as 0800 to 2000 Monday to Friday, closed on Sundays and Bank Holidays - although it is noted that Planning Permission APP/18/01064 in respect of the ground floor premises has authorised opening hours of 0800 to 2000 Monday to Saturday and not at all on Sundays or Bank Holidays.

(iv) Loss of residential

- 7.6 This proposal would result in the loss of a residential dwelling, and given the Government's drive to boost the supply of housing, coupled with the Council's lack of a five year housing supply at the present time, this loss would constitute discernible harm in planning terms.
- 7.7 At the same time, however, the proposal would result in a beneficial gain in terms of the improved community infrastructure arising from the additional dental surgeries. The location of the site is also highly appropriate for such use, lying as it does in a Local Centre where expanded community uses can be expected to support the long term sustainability of the Centre. This public benefit needs weighing in the planning balance.

(v) Parking and highways

- 7.8 There would be no additional parking provided and there are currently 4 parking spaces available on site. It is noted the proposal would result in an increase in patients using the surgery as well as employees and therefore there would be a short fall in parking allocation as the Havant Parking SPD specifies 3 parking spaces per consultant room . There would be a resulting 5 consulting rooms following the first floor conversion and therefore the parking provision would be significantly lacking. Whilst this may be the case in empirical terms, the location is accessible, lying within the Local Centre with bus services close by as well as a reasonable amount of limited stay public car parking in the near vicinity. On balance given the accessible context of the area, the on and off site parking provision is deemed to be acceptable for the use proposed. HCC Highways have also been consulted in relation to this proposal and uphold no objection .

8 Conclusion

- 8.1 The proposed change of use and works would be acceptable in principle, and would not have a detrimental impact on the character and appearance of the application site, the locality or the amenities of occupiers of neighbouring properties. The loss of a residential dwelling would result in some harm in terms of strategic housing needs; however in the planning balance this is considered to be outweighed by the benefits of improved community infrastructure in a sustainable Local Centre setting. Whilst some additional traffic is likely to be generated by the proposals, the parking is considered capable of being accommodated in nearby public car parks and is not considered likely to have a detrimental impact on the highway network. This planning application should therefore be approved.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00955 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:

22204/201	Existing Block Plan & Location Plan
21701/205	Proposed Ground & First Floor Plans
21701/206	Proposed Elevations
Design and Access Statement October 2022	

Reason: - To ensure provision of a satisfactory development.
- 3 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.

- 4 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (as amended) and any Town and Country Planning (General Permitted Development) Order, the premises shall only be used as a dental surgery and for no other purposes within Class E of the above Use Classes Order.

Reason: To ensure that the use is appropriate within the Local Centre and having due regard to Policies CS4 and DM3 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.