
Site Address:	21 Park Parade, Havant, PO9 5AA		
Proposal:	Sub-division of unit to form 2 units with alterations to shop frontage to form new access door		
Application Type:	Full Planning Permission		
Application No:	APP/22/00565	Expiry Date:	04/08/2022
Applicant:	Mr Smith		
	Kingfisher Property Group Ltd		
Agent:	Mr Peters	Case Officer:	Joseph Toole
	ATP Design Ltd.		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is located on the south side of Park Parade within the defined urban area. Access to the building is via Park Parade (albeit by pedestrians only), with vehicular access to the rear via Tidworth Road. No 21 Park Parade is used as 'Bodyworx Gym' with a branding using green, black and white colours on a composite aluminium board. The site has no access to the gym from the rear.
- 1.2 The site is located within a terrace of commercial buildings, comprising two storeys in height and has a predominantly flat roof. To the east and west of the building are commercial units, to the south of the building is a car park owned by Havant Borough Council and to the north of the site are more commercial units with retail uses at ground floor level. The surrounding area is of a medium density with a mixture of retail and commercial uses.

2 Planning History

APP/15/00533 - Change of use from retail (use Class A1) to Health and Fitness club (use Class D2)., PERM,21/07/2015

APP/16/00524 - Insertion of 3 new windows to west elevation., PERM,01/07/2016

APP/16/01096 - Display 1No. externally non-illuminated fascia sign. , PERM,09/12/2016

APP/17/00427 - Display 1No. non-illuminated fascia sign. (Revised application)., PERM,29/06/2017

3 Proposal

The proposal would involve the sub-division of the unit to form 2 units with alterations to shop frontage to form new access door.

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)
CS2 (Employment)
CS4 (
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
DM21 (Shopfronts, Signs, Security Shutters and Advertisements)
AL3 (Town, District and Local Centres)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Councillor Kristine Tindall - Battins

No Comment.

Councillor T Moutray

No Comment.

Hampshire Highways

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

Due to the scale of the proposal and that there is no change to the vehicular access, HCC's standing advice should be referred to in the first instance. As a result, the Highway Authority will not provide detailed comments on this planning application. For more information on standing advice please use the following link: www.hants.gov.uk/transport/developers/consultation

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: 47

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 the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) 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.

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

7.3 The proposed works would involve a new shop frontage with an access door to the front. This is not considered to have an adverse impact upon the character of the area.

7.4 The new shop unit would be cornered off from the existing unit with the existing stairwell removed. It would have a width of approximately 6.7 metres and a depth of approximately 11 metres. This is considered to be of an acceptable size.

7.5 The proposal is considered to provide an opportunity for a new business contributing towards the high street active frontage and boost employment meeting policies CS2 and CS4 of the HBLP (Core Strategy). The new unit would be a Class E use and the gym would remain.

7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would conserve the visual amenity of the locality.

(iii) Impact upon residential amenity

7.7 The proposed works are not considered to have an adverse impact upon neighbouring properties.

7.8 To protect neighbour amenity the conditions imposed on APP/15/00533 are considered reasonable and necessary to be imposed on this application.

7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Highways

- 7.10 As the proposed sub division would increase the number of units on the high street Hampshire Highways were consulted on the application due to possible increase in parking numbers. They raised no objection referencing their standard advice. The proposal would not result in an increase in floorspace.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, neighbours and parking and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00565

- 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:

Location Plan
Block Plan
Proposed Floor Plans - 22/136 A102
Proposed Elevations - 22/136 - A201

Reason: To ensure provision of a satisfactory development.

- 3 The existing premises and new smaller sub-divided unit shall only be open between 0630 hours and 2200 hours on Monday to Fridays and 0800 to 1800 hours on Saturdays and 0800 to 1600 on Sundays or any recognised Public Holiday.

Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The shop windows of the existing premises and new smaller sub-divided unit shall at all times be retained and incorporate a window display maintained, with regular periodic changes, to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity and to ensure the continuity of the shopping facade and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM21 of the Havant Borough Publication Local Plan (Allocations) and the National Planning Policy Framework 2012.

- 5 No externally visible or audible equipment, plant, machinery or structures required for ventilation and audio purposes shall be used or installed at the existing premises or new smaller sub-divided unit until and unless details of the external appearance and acoustic performance of the same have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of neighbouring property 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.