
Site Address: 73 London Road, Cowplain, Waterloooville, PO8 8UJ
Proposal: Change of use from retail to mixed use (craft classes and retail).
Application No: APP/21/01029 Expiry Date: 02/11/2021
Applicant: Mrs D Outen
Agent: Case Officer: Joseph Toole
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

73 London Road, Cowplain, Waterloooville, is located to the north west of London Road. The application site is a single storey terrace unit.

It is located within a commercial area with a variety of uses from retail, takeaways and pharmacy's.

2 Planning History

00/65655/000 - Change of use from opticians to Estate Agents/Financial Services (Class A2), PERM, 15/01/2001

3 Proposal

Change of use from retail to mixed use (craft classes and retail).

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

CS4 ()
DM10 (Pollution)
DM2 (Protection of Existing Community Facilities and Shops)
DM5 (Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor A Briggs - Cowplain

No Comment.

Councillor D Keast - Cowplain

No Comment.

Councillor Narinder Bains - Cowplain

No Comment.

Crime Prevention -Minor Apps

No Comment.

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: 5

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) Impact upon residential amenity

(i) Principle of development

7.2 The site falls within the urban area and within the defined Waterlooville Secondary shopping frontage, where there is a presumption in favour of development.

7.3 The unit has previously been used as an Estate Agents and most recently a Nail Bar. The proposal wishes to change the use of the shop to provide retail in the form of upcycling old pieces of furniture and having craft/sewing classes. The retail/classes balance is intended to be approximately 75% retail and 25% classes. This is reflected in the estimated income. The upcycled furniture would be a mix of commissions and items available for general sale. Other completed crafts will also be available for purchase as are craft kits (Lampshades, fabric remnants, and small pieces of furniture. Classes would be between 10am to 5pm Monday-Saturday. The classes would hold up to 8 people and 2 members of staff. Participants of the classes would be purchasing from the haberdashery area for their selected craft.

- 7.4 Policy CS4 "encourage high quality, mixed-use development in designated centres that retain active ground floor frontages" The unit would retain an active ground floor frontage, which is currently vacant. The Local Planning Authority (LPA) is aware of the ongoing challenges facing the high street, with retailing particularly suffering. This has been exacerbated by the current pandemic. Therefore the LPA is keen to ensure that units within shopping frontage are occupied which provide a service to the local community, as well as visitors to the area. The mixed use of the unit would be a benefit to the local community. Policy DM2 normally requires marketing information to support the loss of retail and/or community use when applying for a change of use application. As there would only be a partial loss of retail, it is considered on balance, that a marketing report is not necessary in this particular case. A condition regarding the use of the unit has been recommended to the permission.
- 7.5 The unit is located on a secondary shopping frontage, with currently does not benefit from any specific car parking. That said, there is a pay and display car park to the rear of the shop parks nearby servicing the District Centre.

(iii) Impact upon residential amenity

- 7.6 The proposal is not considered to adversely impact on residential amenity having regard to Policy DM5 of the Local Plan Core Strategy (2011).
- 7.7 The operation hours for the unit would match other retail units within the immediate area, which would be the subject of a condition. This would accord with Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

8 Conclusion

- 8.1 It is considered that the use of the site for a mixed use incorporating retail and classes would not result in unacceptable harm to the character and appearance of the area or residential amenity and would accord with adopted Local Plan policy and conditional planning permission is recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01029

- 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

Floor Plan
Cover Letter/Statement
Details of Use

Reason: - To ensure provision of a satisfactory development.

- 3 The ground floor unit shall only be open for trade or business to the public between the hours of 08:00 and 18:00 on Mondays to Saturdays and between 09:00 and 18:00 on Sundays and Bank Holidays.

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.

- 4 The proposed change of use must accord with the percentages and details set out in the email dated 08/10/2021 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development continues to provide a retail ground floor frontage along an area identified as a secondary shopping frontage, according with policy CS4 of the Havant Borough Core Strategy (2011).