

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

5 Statutory and Non Statutory Consultations

Retail and Town Centres

No Adverse comments for this proposal

Crime Prevention

No comments received

Planning Policy

No comments received

Environmental Health

No adverse comments from this office

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: 6

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) Policy considerations
- (iii) Amenity issues
- (iv) Shopfront design

- (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) Policy considerations

Policy AL3 of the adopted Local Plan (Allocations) is relevant to this proposal. AL3(4) requires that at least 50% of the units in an unbroken run of primary frontage, as defined on the policies map, must remain in a A1 retail use. The site falls within a defined Primary Frontage and as such a review of the current uses was undertaken on the 19 September 2016, and it was found that there were 10 units within the parade

and 70% were classified as an A1 use, 20% as A2 and 10% as A3. As such the proposal is in accordance with policy AL3 and is acceptable in principle.

In terms of the land use principles, therefore, it is considered that the proposal would comply with policies regarding the retention and protection of the high street A1 retail function. The current proposal, for a tattoo studio, would be open between 0900 and 1800 and as such would be open and active over the lunch time period generating pedestrian activity serving visiting members of the public.

(iii) Amenity issues

It is considered that the proposed use of the building would not result in excessive noise which would result in an unacceptable disturbance for nearby residential properties in so long as a suitable condition controlling hours is applied.

(iv) Shopfront design and access

Policy DM21 of the allocations plan specifically considers shop fronts and requires that their design to be appropriate in size and scale. A separate application is being considered for in relation to the proposed alterations to the shopfront (APP/16/00944)

8 Conclusion

It is considered that the use of the site for a tattoo studio complies with policy and would have no detrimental impact on neighbouring residential amenity and it accords with the requirements of Policy AL3. As such it is recommended for permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00908 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:
Access statement - received 30.08.16 (Ref 005)
Location plan - received 07.09.16
Aerial photo - received 30.08.16 (Ref 007)
Block plan - received 07.09.16
Existing and proposed ground floor plan
Existing first floor plan - received 30.08.16 (Ref 004)
Existing and proposed frontage - received 30.08.16 (Ref 001)
Reason: - To ensure provision of a satisfactory development.

- 3 The premises shall only be open for trade or business between the hours of 0900 to 1800 (Monday to Saturday) and 1000 to 1600 on Sundays and Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
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.