
Site Address:	104-106 Elm Grove, Hayling Island, PO11 9EH		
Proposal:	Installation of 3No. air conditioning units		
Application No:	APP/16/00609	Expiry Date:	10/08/2016
Applicant:	n/a		
	Vets4Pets Limited		
Agent:	P Marsden	Case Officer:	Rachael McMurray
	Savills (UK) Limited		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located at 104-106 Elm Grove, Hayling Island. It is located in the Mengham District Centre and is within a secondary shopping frontage. The application site comprises a ground floor retail unit with a glazed shop front. The unit is currently vacant. To the north of the site is a car park to serve a former shop at No. 108-110 Elm Grove which is also vacant. To the south of the site is a hairdressers. Elm Grove is characterised by a number of established commercial uses, mixed with residential development.

2 Planning History

94/58250/000 - Three wall mounted poster units (1595 x 1088) on north elevation., PERM,
04/58250/002 - Display of 2 static internally illuminated shop fascia signs (1 to the west elevation and 1 to the north) and 2 static internally illuminated projecting signs to the west elevation., WD,19/11/2004
04/58250/001 - Alterations to shop front, to include installation of ATM and trolley bay and erection of a 'Frog Box' to house refrigeration and air condition plant., WD,19/11/2004
04/58250/004 - Display of part internally illuminated, part externally illuminated shop fascia sign and 2 internally illuminated projecting signs to the front (west elevation), PERM,10/03/2005
04/58250/003 - Alteration to shop front to include installation of ATM and trolley bay to front elevation and provision of plant to north side of building., PERM,01/02/2005
GEN/12/00909 - Proposed re-development of site, ,08/10/2012 17:11:10
GEN/12/01098 - Proposed development on site., ,22/01/2013 11:56:05
APP/16/00514 - Change of use from retail (class A1) to a veterinary surgery (class D1), PERM,06/07/2016
APP/16/00621 - 2No. internally illuminated fascia signs (signs 1 and 4), DEL,

3 Proposal

Installation of 3No. air conditioning units

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager, Community Group:

Initial response:

Due to the proximity to residential properties, an acoustic assessment with mitigation measures is required.

Further response following submission of acoustic assessment:

Summary:

The acoustic consultants have suggested that if the correct mitigation measures as recommended by them are implemented, it should prevent any adverse impact on the nearest residential receptors. However this is only for daytime usage.

It is suggested in the report that outside of the normal operating hours of 08:30 – 19:00, the air-conditioning units will not be used; so therefore the mitigation measures proposed to negate the daytime noise levels impacting on the neighbouring residential occupants will suffice.

I would therefore suggest that a condition be imposed restricting use of the units between the hours put forward.

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: 2

Number of site notices: 1

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

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 residential amenity

The units would be located on the side of the building and are required due to the future use of the building as a veterinary surgery (Planning Permission APP/16/00514). The side elevation of the premises faces into a small alleyway which is enclosed by the side elevation of No. 102. This premises includes a barbers at GF level and flat above. There are no windows on the side elevation of this property. At the request of the Council's EHO, as noise impact assessment was submitted. This shows that the units would operate between 0830 - 1900 hours and that mitigation measures would be incorporated. The EHO responded that a condition should be included if permission is granted which restricts the use of the units to these hours only so as not to result in undue disturbance to nearby residential properties. If the relevant condition is included, the application should be in accordance with Policy DM10 (Pollution) of the Local Plan.

8 Conclusion

The application is considered to be acceptable and is recommended for permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00609 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 acoustic attenuation measures set out in section 5.2 of the submitted Noise Impact Assessment must be installed prior to the occupation of the unit and having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
Reason: To protect the amenity of the neighbouring properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The 3no. air conditioning units as shown on DN:5907/10 rev E shall only be operated between 0830 - 1900 hours and at no other times unless otherwise

agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of the neighbouring 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed GF plan and side elevations - DN: 5907/10 Rev E
Noise Impact Assessment - dated 5th September 2016
Site Location Plan - SAV/HI/SLP

Reason: - To ensure provision of a satisfactory development.