

Recommendation: **GRANT PERMISSION**

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

5 Statutory and Non Statutory Consultations

Economic Development - Retail and Town Centres
Support this application

Crime Prevention
No comments received

Development Engineer - Highways
No adverse comments

Environmental Health Manager, Community Group
No comments 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: 28

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 the streetscene
- (iii) 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. The proposal results in the loss of a dwelling, however, there have been a number of planning applications permitted in recent years that allowed for the conversion of commercial space to dwellings. It is therefore considered that this proposal accords with the adopted local plan and that it assists to address the balance of commercial/residential properties within the immediate section of Elm Grove.

(ii) Impact upon the streetscene

There will be no external alterations to the building. Any new advertising to the first floor will blend with the ground floor as it will become one business. The streetscene is a mix of residential and business and therefore it is not considered that the alterations

will cause a negative impact on the streetscene.

(iii) Impact upon residential amenity

Although the proposal will result in the loss of a residential unit, it is considered to be acceptable in this location, and would potentially offer further employment to the local area. The opening hours of the business are 10am to 4pm Tuesday to Saturday, so any additional noise would be confined to within working hours. It is not considered that the additional activity would be unacceptably harmful to neighbour amenity through noise or any other disturbance. It is considered acceptable in this mixed area to apply a standard condition regarding opening times.

8 Conclusion

The proposed use is considered suitable in this location. Approval should therefore be granted for the proposed change of use.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00900 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with 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 - Received 17.08.15
Block Plan - Received 17.08.15
Existing & Proposed Floor Plans - Received 17.08.15

Reason: - To ensure provision of a satisfactory development.
- 3 The premises hereby permitted shall not open to the public before 09:00 hours or remain so open after 18:00 hours on Monday to Saturday or at any time on Sunday 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.