
Site Address:	12 The Pallant, Havant, PO9 1BE		
Proposal:	Change of use from Class Use D1 to Class Use A1.		
Application No:	APP/16/00731	Expiry Date:	16/09/2016
Applicant:	Mr Fletcher		
Agent:	Mr Knight	Case Officer:	Heather Lealan
	Knight Architectural Design		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This property is located on a corner site fronting The Pallant with side elevation and parking fronting the entrance way to The Bear and its Car Park. There is also a pedestrian route to east street.
- 1.2 The front part of the building is brick with clay tile roof. The rear section is a lean-to metal clad roof with a further attached rear building part timber clad and part brick with corrugated metal roof.

2 Planning History

08/56402/000 - Conversion and extension of existing single storey shop to two storey 3No. 1 bed flats and shop., REF,13/08/2008
08/56462/001 - Demolition of existing lean-to extension and outbuildings to rear of 12 The Pallant. Conversion and extension of existing single storey shop to 1No. single storey 2 bed flat and shop., PERM,27/05/2009
08/56462/002 - Application for Conservation Area Consent for demolition of existing lean-to extension and outbuildings to rear of 12 The Pallant., NFA,02/11/2012
GEN/10/00029 - Use site as offices., ,13/04/2010
GEN/10/00078 - Proposed use of site for tearooms, acupuncture and lock-up garages, UNK,
APP/10/00534 - Change of use of front shop and store room from Class A1 to Class A2 and rear outhouse/store room from Class B8 to Class D1. Alterations to roof including new raised roof to rear outhouse/store and alterations to windows and door including new roof lights., WD,08/12/2010
APP/10/00866 - Proposed change of use of front shop and store room from A1 (Retail) to A2 (Financial and Professional Services); rear outhouse and store room to be changed from B8 (Storage and Distribution) to D1 (Non-residential Institution)., PERM,21/12/2010
APP/11/01322 - Discharge of Conditions No's 2 and 3 of Planning Permission APP/10/00866. , PERM,16/11/2011
GEN/12/01218 - Proposed signage to east elevation, ,21/12/2012 12:35:21
GEN/16/00675 - Change of use to A1 for Funeral Services, ,22/06/2016
APP/16/00732 - Display of 2No. non-illuminated fascia signs., PERM,09/09/2016

3 Proposal

Change of use from Class Use D1 to Class Use A1 (funeral directors).

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS16 (High Quality Design)
CS4 (
CS6 (Regeneration of the Borough)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL3 (Town, District and Local Centres)

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

5 Statutory and Non Statutory Consultations

Conservation Officer
No Objection

Economic Development - Retail and Town Centres
No Objection

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: 10

Number of site notices: One

Statutory advertisement: 06/08/2016

Number of representations received: 0

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) Residential Amenity
- (iii) Visual Impact
- (iv) Parking Implications

(i) Principle of development

The application site is situated within a defined Town Centre. Policy CS4 and CS6 of the Havant Core Strategy promotes high quality, mixed use development in the Borough's Town and District Centres that retain active ground floor uses. The building has most recently used for D1 purposes and the applicant wishes to change the use of the ground floor back to an A1. The Council's Economic Development Team support the application.

(ii) Residential Amenity

The application site is situated within the Pallant. It is a single storey building surrounded by buildings that are of mixed use (retail and residential).

The hours of use of the proposed funeral directors have specified in the planning application as 9 to 5pm. However, it is not considered necessary to restrict these hours of use through planning condition due to the unit's siting within the Town Centre where later hours of use are to be expected.

(iii) Visual Impact

The application does not propose any external alterations to the building other than signage and to this regard a separate advert application has been submitted and subsequently approved.

(iv) Parking Implications

The application does not propose any parking spaces for the development. The application site is situated within a sustainable location and there are several public car parks within the vicinity.

8 Conclusion

It is considered that the proposal meets the requirements of national and local planning policy and should be permitted subject to the conditions listed below.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00731 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:

Proposed Floor Plan drwg.no KAD/01/PLAN rev A

Reason: - To ensure provision of a satisfactory development.