
Site Address: 2 Queens Parade, 121-123 London Road, Waterlooville,
PO7 7EB

Proposal: Change of use from adult gaming centre (sui generis) to A1 (retail)
hairdressing salon.

Application No:	APP/15/00753	Expiry Date:	03/09/2015
Applicant:	Mr S G Bayram	Team:	Team 2
Agent:		Case Officer:	Stephen Andrews
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

Queen's Parade is located on the west side of the northern end of London Road. The application site comprises a currently vacant adult gaming centre use (sui-generis) on the ground floor of a building, also containing a residential unit at first floor level. These two units form part of a parade of similar physical layout with various uses at ground floor level. The first floors of the immediately adjoining properties are in residential use, whilst other properties in the parade retain an A2 office use at first floor. The site fronts on to an extensive pedestrianised street whilst to the rear is a private parking and servicing area. The parade is designated as Secondary Frontage for planning policy purposes.

2 Planning History

APP/12/00590 - Change of use from existing A1 (Retail) to Adult Gaming Centre (sui generis). Approved - 03/08/2012.

3 Proposal

The application seeks to change the use of the vacant ground floor adult gaming centre (sui generis use) to a hair dressers (A1).

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS4 ()

DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL3 (Town, District and Local Centres)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Economic Development - Retail and Town Centres - Support the proposal
Crime Prevention -Minor Apps - None 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: 6

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

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 on neighbouring amenities

(i) Principle of development

The application site is located within WaterlooVille Town Centre, towards the northern most part of the pedestrianised centre and within the designated secondary frontage. The premises is currently a vacant adult gaming centre (sui-generis) and planning permission is sought to change the ground floor use back to A1 retail.

Core Strategy Policy CS4 and Policy AL.3 of the Local Plan Allocations seek to encourage Town and Local Centre viability and vitality through a variety of uses; provided that the primary use class remains as A1 retail. The fact that the application seeks to bring a vacant premises back in to use would be of benefit to the immediate area and its vitality. However, given that the intended use is A1 retail there is clear policy support for the development.

(ii) Impact on neighbouring amenities

The change of use from adult gaming centre to hairdressers, within a Town Centre location would not be harmful to neighbour amenity. There would be no odour from the change of use and the noise would be commensurate with a Town Centre location, with the identified hours running from 9am to 7pm Monday to Saturday and 11am to 5pm on Sundays and Bank Holidays.

It is not considered that the activity associated with the hairdressers or proposed hours of operation would be unacceptably harmful to neighbour amenity through noise or any other disturbance.

8 Conclusion

The proposed use is considered suitable in a town centre locality, would meet the aims of national and local planning policy and would be preferable to allowing a town centre unit to remain vacant. 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/15/00753

(A) 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 A1 retail premises hereby permitted shall not open to the public before 08:00 hours or remain so open after 19:00 hours on Monday to Saturday and 11:00 hours to 17:00 hours 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan - 1:1250 date stamped 09 July 2015

Block Plan - 1:500 date stamped 09 July 2015

Floor Plan - 1:50 date stamped 02 July 2015

Reason: - To ensure provision of a satisfactory development.