
Site Address:	78 London Road, Widley, Waterlooville, PO7 5AB		
Proposal:	Change of use to A1 retail (celebration cake shop).		
Application No:	APP/15/00070	Expiry Date:	19/03/2015
Applicant:	Mrs S Alford	Team:	Team 1
Agent:		Case Officer:	Stephen Andrews
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a vacant premises, previously used as B1a offices by a Head Hunting Firm known as Bentley Executives.

The premises sits within a small section of premises including A1, A5 and veterinary practice and is included within an identified local centre on the Council's proposals map. There is parking to the front of all of the premises for customers, two of which are allocated for the application site.

The premises is located on the east side of London Road, with the Waterlooville to Portsmouth bus route in front of the parking area.

2 Planning History

90/54740/1 - Continued use of premises as retail and light industrial for manufacture of signs. Approved.

There was a condition attached to that permission which restricted the 'light industrial' element to the manufacture of signs only, and for no other purpose within Class B1 of the Town and Country Planning (Use Classes) Order 1987.

3 Proposal

Planning permission is sought for the change of use from B1a offices (last known use offices for Head Hunters) to A1 Retail (celebration cake shop).

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS4 ()

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, Regeneration & Development -Support the development
Environmental Health Manager, Community Group - No objection
Development Engineer - Highways - 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: 6

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 site is also included within a designated local shopping area on the Council's proposal map which supports the vitality and viability of these designated areas, particularly with regard to a retail function.

It is pertinent to note that changes of use from B1a to A1 retail are normally considered to fall under permitted development entitlement, regard has therefore been given to this factor.

(ii) Impact upon the streetscene

The development largely retains the existing site layout and appearance, with minor associated works for the new use.

The existing on site parking provision (two spaces) for customers is considered to be acceptable for the nature and level of expected use.

The proposal would not therefore materially alter the existing shop front appearance and will therefore continue to suitably integrate with the existing local shopping area.

No objection is therefore raised on character grounds.

(iii) Impact upon residential amenity

The new retail use, selling various cakes from the site, within the identified local shopping area would not result in unacceptable harm to neighbour amenity.

The applicant has also indicated that the shop would be open 9am to 5pm Monday to Saturday and not open on Sundays or Bank Holidays. If these hours are adhered to this would further reduce any disturbance to neighbour amenity. However, given the nature of the use and proximity of neighbours it is not considered that hours of operation needs to be controlled by planning condition in this instance.

8 **Conclusion**

The application is considered to support the primary purpose of the local shopping area with the introduction of another A1 retail unit. Further the retail use would not result in harm to neighbour amenity or the character of the area. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00070

(A)

(B) 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 - 1:1250 date stamped 22/01/2015

Block Plan - 1:500 date stamped 14/01/2014

Ground Floor Plan - date stamped 22/01/2015

Reason: - To ensure provision of a satisfactory development.