

Site Address: 24 Market Parade, Havant, PO9 1QF
 Proposal: Change of use from Class A1 (shops) to Sui Generis (Tattoo Studio).
 Application No: APP/16/00237 Expiry Date: 24/05/2016
 Applicant: Mr J Blaudums
 Agent: Case Officer: Heather Lealan
 Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on the east side of Market Parade positioned centrally within a parade of shops with residential flats above. It is currently a vacant A1 unit. It is close to Havant railway station and has servicing from the rear. It is located within a designated secondary shopping frontage.

2 Planning History

90/52375/003 - Erection of internally illuminated projecting sign.
REF,
98/52375/004 - Change of use to Class A2, TPP,28/07/1998
03/52375/005 - Renewal of temporary Planning Permission 98/52375/004 to allow for
permanent A2 use of the premises., PERM,15/07/2003

3 Proposal

Change of use from Class A1 (shops) to Sui Generis (Tattoo Studio).

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))

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: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager:
No objections

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1 x objection which raised the following point:

- i. A tattoo studio would not add to the appeal of Market Parade.

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) Policy Considerations
- (iii) Amenity issues
- (iv) Shopfront Design

- (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) Policy Considerations

Policy AL3 of the adopted Local Plan (Allocations) is relevant to this proposal. AL3(4) requires that at least 25% of the units in an unbroken run of secondary frontage, as defined on the policies map, must remain in a A1 retail use. The site falls within a defined Secondary Frontage and as such a review of the current uses was undertaken on the 9 April 2015 and it was found that there were 16 units within the parade (Iceland is a double unit) and 50% were classified as an A1 use, 37.5% as A3/A5 and 12.5% as A2.

A recent count has determined that even if this unit changes from an A1 use, over 25% of the units in the frontage would remain in Class A1 use in this frontage and as such the proposal is in accordance with policy AL3 and is acceptable in principle. The concern expressed over the use of the unit is noted. However the Council's adopted planning policies do not attempt to control the nature or proprietor of non-retail uses in town centres, and it is not considered that this proposed use, which is acknowledged to echo to some extent another non-retail use in the locality, could be successfully resisted given the policy background.

In terms of the land use principles, therefore, it is considered that the proposal would comply with policies regarding the retention and protection of the high street A1 retail function. The current proposal, for a tattoo studio, would be open between 0930 and 1730 and as such would be open and active over the lunch time period generating

pedestrian activity serving visiting members of the public. A shop window display is also encouraged as part of these policies and whilst there would be no actual traditional 'display', by virtue of the full glazing the internal layout of the studio would create the interesting facade and street scene which is the aim of this element of the policy.

(iii) Amenity issues

It is considered that the proposed use of the building would not result in excessive noise which would result in an unacceptable disturbance for nearby residential properties. Furthermore, opening times are restricted to daytime hours.

iv) Shopfront Design & Access

Policy DM21 of the allocations plan specifically considers shop fronts and requires that their design to be appropriate in size and scale. No changes to the shop front have been shown and a change of signage can be installed without an application so long as it accords with the Advert PD Regs .

8 Conclusion

It is considered that the use of the site for a tattoo studio complies with policy and would have no detrimental impact on neighbouring residential amenity and it accords with the requirements of Policy AL3. As such it is recommended for permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00237 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 Compulsary Purchase Act 2004.
- 2 The premises shall only be open for trade or business between the hours of 0930 to 1730 (Monday to Saturday) and not on Sundays or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Plan - #00105691-ABF87A
Location Plan - #00105689-B44002
Proposed floor plan - P1
Reason: - To ensure provision of a satisfactory development.