
Site Address:	1 The Clock House, 83-91 London Road, Waterlooville, PO7 7HE		
Proposal:	Change of use from A1 (Retail) to A2 (Estate Agents).		
Application No:	APP/15/00260	Expiry Date:	01/05/2015
Applicant:	Mr Cartwright Belvoir Property Management(Uk)Ltd	Team:	Team 2
Agent:	Mr Bunney Belvoir Property Management Limited	Case Officer:	Richard Nash
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a ground floor unit within the Clock House complex of business premises, located at the junction of London Road with Hambledon Road. The unit has one dedicated parking space to the rear, but is in a highly accessible location as defined in the Local Plan. The site lies within Secondary Frontage of Waterlooville Town Centre and the locality comprises a range of commercial land uses within buildings of a range of design and character.

2 Planning History

None relevant.

3 Proposal

The current application proposes the change of use of the unit from A1 (Retail) to A2 (Estate Agents) use.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM2	(Protection of Existing Community Facilities and Shops)

Havant Borough Local Plan (Allocations) July 2014

AL3	(Town, District and Local Centres)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer: No adverse comments.

Crime Prevention: None Received.

Economic Development: None received.

Environmental Health Manager: No adverse comments.

Informal Consultation with Policy: Hambledon Road and London Road elements form part of the same run of Secondary Frontage.

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: 37

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: Nil

7 Planning Considerations

It is considered that the proposed use of the site would be unlikely to have any material additional impact on the visual amenities of the application site and locality. Similarly, impact on neighbouring amenities and the local highway network are likely to be little affected. Therefore, having regard to the relevant policies of the development plan, the main issue arising from this application is:

(i) Principle of development

The application site is situated within an urban area where development is considered acceptable subject to the usual development control criteria. As noted above, the site lies within Secondary Frontage of Waterlooville Town Centre as defined within the Local Plan.

Policy AL3 is supportive of proposals that: provide main town centre uses in such locations; retain at least 25% of the units in an unbroken run of Secondary Frontage in retail use; generate pedestrian activity within the primary shopping area by being open during the day to visiting members of the public, and; provide a shopfront within the primary shopping area with a well designed and appropriate display window.

The policy allows an exception to the '25%' criteria where more than 25% of units in the unbroken run of frontage are vacant at the time of the application. In this case, the implementation of the proposal would result in just over 30% of the units in this unbroken run of frontage being retained in current or vacant retail use.

Policy DM2 would require evidence of marketing to support the loss of a local shop. However, given the scenario-specific criteria of Policy AL3, this is not considered

relevant in this case.

8 Conclusion

The proposed change of use of the unit from A1 (Retail) to A2 (Estate Agents) use would be acceptable in principle and would be unlikely to have any material additional impact on the visual amenities of the application site and locality, neighbouring amenities and the local highway network. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00260, 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 Showing Car Parking Space
BEL - ** - PL (Proposed Plan)

Reason: - To ensure provision of a satisfactory development.