
Site Address:	37 Park Parade, Havant, PO9 5AA		
Proposal:	Change of use of part of ground floor from storage (use class B8) to Retail (use class A1).		
Application No:	APP/15/00157	Expiry Date:	13/04/2015
Applicant:	Mr Smith	Team:	Team 2
	South Hampshire Properties		
Agent:	Mr Knight	Case Officer:	Tina Pickup
	Knight Architectural Design		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to part of the single storey, flat roofed rear 'store' at 37 Park Parade, which is at the western end of the main shopping centre serving the Leigh Park estate. The frontage of the building is two stories and comprises retail shops at ground floor with flats above; and at first floor on the western edge, is a snooker hall. The ground floor western corner of the building has recently been converted to a gym and the application site is immediately to the east of this unit. There is a service corridor behind the shops between the northern wall of the gym and application site.

The site is directly opposite the Tidworth Road public car park and vehicular access is via this one way service road. To the west is the three storey Greywell Heights - which comprises ground floor car parking with residential flats on the two floors above. Whilst a 'town centre' location the site is not within the primary or secondary shopping frontage.

2 Planning History

Most relevant: APP/12/01178 - conversion of former supermarket into 5No separate retail units with storage area to rear; provision of new shop fronts to Park Parade and new windows and doors to Tidworth Road.

Permission 21/12/12 - conditions include: restrict opening hours to 08:00 to 18:00 Mon to Sat and 10:00 to 16:00 on Sundays; Noise not to exceed 5dB(A) below background; deliveries restricted to 07:00 - 20:00 Mon to Fri and 07:00 - 19:00 Saturdays and none on Sundays; no external lighting;

APP/14/01105 - change of use of part ground floor from storage area to gymnasium (use class D2).

permission 17/12/14 - conditions: gym only, no other D2 use; personal; 0600 - 2200 mon - fri and 0900 - 1800 sats & to 1600 sundays;

3 Proposal

The physical alterations involved i.e. the insertion of the door and window in the south elevation, have already been implemented on site, but the prospective user has not yet moved into the unit.

The proposal involves changing the use of this small 'mid terrace' vacant store to a retail shop. The unit has a floorspace of 102 sq m. and the initial occupier is intended to be a craft shop wanting opening hours of 8am to 8pm. All access to the site would be via the door in the south elevation in Tidworth Road. It is intended to employ 2 to 3 staff.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS4	()
CS6	(Regeneration of the Borough)

Havant Borough Local Plan (Allocations) July 2014

LP3	(Leigh Park Mixed Use Allocations)
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

Development Engineer - Highways - no adverse comment

Economic Development, Regeneration & Development - none received

Environmental Health Manager, Community Group - none received

Planning Policy - Support - not part of a primary or secondary shopping frontage so policy paras 2-6 of AL3 not relevant; The application site is located within Leigh Park district centre. Policy CS4 (2,5 and 5) of the Core Strategy (Town, District and Local Centres) are supportive of proposals for mixed-use development in designated centres that retain active ground floor frontages, enhance the evening economy of district centres and support small and independent businesses. A new retail unit at this location would fulfil all of these criteria. If the shop were open for business between 8am to 8pm then it would provide an active use in the early evenings as well as the daytime, which could benefit the area in terms of its perceived safety.

Policy CS17 (Concentration and Distribution of Development within the Urban Areas) aims to concentrate new leisure and other types of development in Leigh Park as one of the borough's five urban areas. The proposal would utilise previously developed land and buildings (CS17 criteria 2) and provide employment (CS17 criteria 3).

Policy AL3 (1) of the emerging Plan (Town, District and Local Centres) supports proposals that provide main town centre uses in district centres, and thus contribute to their vitality and viability. Retail units are considered to be a main town centre use in this context with reference to the National Planning Policy Framework's definition.

The site of 37 Park Parade falls within the boundary of a mixed use site allocation under policy LP3 of the Local Plan (Allocations) (site L138). This policy allocates site L138 for a mix of 62 dwellings and main town centre uses. A retail unit, which is a main town centre use, therefore seems appropriate for this location.

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: 47

Number of site notices: At least one site notice exists - 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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 on neighbouring properties
- (iii) Highways and Parking

(i) Principle of development

The application site was part of the Netto supermarket that closed and the whole site converted as part of APP/12/01178 - and this part of the building was meant to be a 'store' - but has remained empty since conversion. To find an alternative use for the site that provides employment and provides a retail function in this town centre location is welcomed and encouraged by Policies CS4, CS6 and CS17. The proposal would result in additional employment in the area.

(ii) Impact upon neighbouring properties

The adjacent unit is in use as a gym and whilst there may be some noise through the common boundary wall, this would not have any detrimental effect on a retail use. Similarly the footfall generated by the proposed retail unit would be appropriate to this town centre use and not have any detrimental effect on the gym or nearby residential dwellings at Greywell Heights. The proposed hours of use are no longer than the adjacent gym. A retail use of the site is considered appropriate.

(iii) Highways and Parking

The site itself does not have any on site car parking, but is sited immediately opposite a public car park and within the centre of Leigh Park where bus routes provide public transport to the centre. It is anticipated that customers will make joint trips to both the site and the local centre for which there is no highway objection.

8 Conclusion

The bringing into use of a currently vacant space within the Leigh Park Centre is to be encouraged as a matter of principle; the detailed proposal is not considered to have any detrimental effect on adjacent users or nearby residents and the proposed change of use to a retail unit is considered acceptable and recommended for permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00157, 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 premises shall only be open between 0800 hours and 2000 hours on Monday to Fridays and 0900 to 1800 hours on Saturdays and 0900 to 1600 on Sundays 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:

Proposed new Shop Unit to Rear Drawing No KAD 01 A COU

Reason: - To ensure provision of a satisfactory development.