
Site Address: Art Music Shop, 66 Elm Grove, Hayling Island, PO11 9EF
Proposal: Prior notification for change of use from a retail use (class A1/A2) or a mixed retail and residential use to C3 residential use subject to prior approval covering flooding, highways and transport issues, contamination and impact on adequate provision of services falling within A1/A2 and sustainability of the shopping area, where applicable; additionally any operational development necessary for conversion is subject to prior approval of design and external appearance.
Application No: APP/14/00624 Expiry Date: 11/08/2014
Applicant: Mr J Elwell Team: Team 1
Agent: Case Officer: Stephen Andrews
Ward: Hayling East

Recommendation: **GRANT PRIOR APPROVAL**

1 Site Description

No 66, Elm Grove is one in a parade of shops (Nos. 62 - 68b) fronting the main road with restricted on street parking to the front. Elm Grove is situated to the west and St. Leonard's Avenue to the north. The building is 2 stories in height but only the ground floor has permission for A1 retail use. The first floor of the building has permission for residential use and takes access from the rear of the property.

The parade is outside any defined shopping area and has a mix of uses including retail and take away. 66 is currently vacant with the shop windows boarded. To the rear of the site is a courtyard that services the parade of shops and flats above. Vehicular access to this area is served via St. Leonard's Avenue. This area would form part of the parking area for the new flat.

2 Planning History

HWU.2408/4 - The erection of five shops, three garages, three flats, a workshop and store and two detached garages on land at the junction of Albert Road and Elm Grove, Hayling Island. - Permitted 1959

25570/1 - Change of use from Sui Generis (Taxi Offices) (Previously a clothing store) to offices on the first floor and retail (A1) on the ground floor. - Permitted 1985

94/57924 - Change of use of ground floor office to residential accommodation 134 - 136 Elm Grove, Hayling Island. Permitted August 1994

3 Proposal

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4 Policy Considerations

This Prior Notification Application can be considered under Class IA, of the Town and Country Planning (General Permitted Development) Order 1995 (As Amended), and as such there are no specific policy constraints on the development other than the National Planning Policy Framework 2012.

5 Statutory and Non Statutory Consultations

Development Engineer - No objection subject to the development according with adopted parking standards
Environmental Health Manager, Community Group - 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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

- 7.1 The change of use of the premises proposed is the subject of recent changes to the General Permitted Development Order (GPDO) which have given a general permitted development right for such changes to take place with only a 'prior approval' process to go through. Consequently the principle of the change of use is considered acceptable. Having regard to the relevant conditions of the GPDO it is considered that the main issues arising from this application are:

- (i) Transport and highways impacts of development
- (ii) Contamination risk on the site
- (iii) Flooding risks on the site
- (iv) Adequate provision of services with Use Classes A1 / A2
- (v) Appropriateness of the design

- (i) Transport and highways impacts of development

- 7.2 One parking space would be available on site for the residential dwelling. This would meet the requirements of the Council's adopted parking standards. The previous A1 use would have generated a level of traffic and parking in excess of the current proposal. The proposal is not considered to result in a material increase or materially change the character of traffic in the vicinity of the site.

- (ii) Contamination risk on the site

- 7.3 There are no known contamination issues on this site, and this development comprises of internal conversion works only. The curtilage of the premises contains a

hard surfaced area with little scope for ground interruptions. Consequently with regard to contamination risks, there are no concerns.

(iii) Flooding risks on the site

- 7.4 This application site is not within either Flood Zones 2 or 3 and as such does not require the Environment Agency to be notified of this Prior Approval Application. Consequently there are no flooding risks associated with the development.

(iv) Adequate provision of services with Use Classes A1 / A2

- 7.5 The site is not located within a designated shopping frontage or local centre and therefore is not required to consider whether a change of use from Use Class A1 would have an impact on the vitality or viability of the area. The applicant has stated that the unit has been vacant since November 2009 and it is therefore considered that an alternative use would be preferable.

(v) Appropriateness of the design

- 7.6 The changes would largely be internal with external works required to reduce the shop front and to provide a more domestic appearance with reduced windows and doorway. Whilst this would not necessarily integrate with the appearance of the adjoining retail units this would be preferable to the current vacant possession. Further the residential use will help support local business within the more defined retail centres of Hayling Island.
- 7.7 It is therefore considered that the residential function would be appropriate to its surroundings and local context and would improve the existing appearance of the vacant premises.

(vi) Solent Disturbance Mitigation Project

- 7.8 As the change of use would result in a new residential dwelling, the applicant is required to pay a contribution of £172 (plus administrative and monitoring fee) towards the SDMP. This payment has not been secured as part of the Prior Notification process but will need to be satisfied prior to the commencement of development to comply with the Habitat Regulations, which fall outside of the prior approval requirements.

8 Conclusion

- 8.1 The change of use proposed is supported by the current GPDO arrangements and the NPPF, and prior approval for the change of use, whilst required, should be permitted as there are considered to be no adverse impacts relating to flooding, transport or from contamination risk created by this proposal.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PRIOR APPROVAL** for application APP/14/00624

