
Site Address: 40 Snowberry Crescent, Havant, PO9 2FE
Proposal: Variation of Condition 9 of Planning Permission 00/55725/010 to extend opening hours to 0600-2200 hours Monday to Saturday, and 0700-2200 hours on Sunday.
Application No: APP/14/00492
Applicant: Mr Dance
W J & R Dance Ltd T/A
Welcome
Expiry Date: 04/07/2014
Team: Team 1
Agent: Case Officer: Sally Smith
Ward: St Faiths

Recommendation: **GRANT TEMPORARY PERMISSION**

1 Site Description

- 1.1 The site is an existing single retail unit with a parking area to the front. There are dwellings abutting the site on the north side and to the rear. There is also permission for a dwelling in the southern element of the building; now severed from the retail unit.

2 Planning History

00/55725/010 - Community store Permit 27/3/2001.
APP/12/00688 - Conversion of retail unit to one 4 bed chalet bungalow. Permit 14/9/12/

3 Proposal

- 3.1 The proposal is to extend the opening hours approved under condition 9 of the approval from between 0700 and 2100 daily, to 0600 and 2200 Monday to Saturday and 0700 to 2200 on Sundays. The argument presented is that they wish to meet the demands of the local shopper and make the store a success. It is of note that the store recently changed hands and is has a new operator.

4 Policy Considerations

National Policies
NPPF 12

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)
CS4 ()
DM10 (Pollution)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Regeneration & Development - Raise no objections
Crime Prevention -Minor Apps - No response received
Environmental Health Manager, Community Group - No response received

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: 12

Number of site notices: One

Statutory advertisement: N/A

Number of representations received: None

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) Effect on Neighbouring Residential properties

(i) Principle of development

7.2 The premises provides a local community shop. It has recently changed operators and the store is looking to provide an operation to benefit the local community. It is the policy of the Authority to support small and independent businesses under policy CS4 and it is encouraging that a new operator has revived and continued with the retail use of the premises. It is therefore considered that unless there are sound reasons to turn the proposal down that the request should be considered favourably.

(ii) Effect on Neighbouring Residential properties

7.3 The operation of the unit both earlier and later into the evening may cause more disturbance to the adjacent residents. However, the unit has been operating to these hours since the change in operator and although neighbour letters have been issued in respect of this application no responses have been received. This would tend to indicate there has not been a problem with the new hours. However, there is potential for the introduction of the new dwelling directly adjoining the unit which could suffer disturbance from the proposal.

8 Conclusion

- 8.1 It is considered that the appropriate way forward is to allow a one year temporary permission in order that it may be ascertained if the longer hours cause disturbance or are acceptable adjacent to the existing residents. It also allows review in the event that the conversion of the southern part of the building to a dwelling occurs.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT TEMPORARY PERMISSION** for application APP/14/00492 subject to the following conditions:

- 1 The premises shall only be open to the public between the hours of 0600 and 2200 Monday to Saturday and between 0700 and 2200 on Sundays for a temporary period expiring on 31st July 2015. After that date the premises shall revert to operating in accordance with condition 9 of planning permission 00/55725/010 (opening times 0700 - 2100 hours daily) unless the prior consent of the Local Planning Authority has been obtained in writing for a further period.

Reason: To enable the Local Authority to assess the impact of the proposed opening hours and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Ordnance Survey Location Plan 1:500
Ground Floor Plan A.0389.001
Supporting Statement 8/5/2014

Reason: - To ensure provision of a satisfactory development.