
Site Address:	9 Southwood Road, Hayling Island, PO11 9PS		
Proposal:	Change of use from retail (use class A1) to Dog Grooming Parlour (retrospective).		
Application No:	APP/14/00496	Expiry Date:	17/07/2014
Applicant:	Miss C Stanhope Carolines Dog Grooming Parlour	Team:	Team 1
Agent:		Case Officer:	Steve Weaver
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a single storey commercial unit of render and flat roof construction, sited on the north side of Southwood Road close to its junction with Rails Lane. It is a mid-terrace unit within a row of 6 units in total - the other units comprising a computer shop; vacant takeaway; occupied takeaway; barbers shop and art shop.
- 1.2 The unit has a conventional shop frontage onto Southwood Road with a display window - this provides the only access into the unit. To the front is a small hardsurfaced forecourt which provides off-street parking for one vehicle.
- 1.3 The row of units to which No.9 belongs forms the eastern arm of the Rails Lane Local Centre.

2 Planning History

None of relevance to this application, the submission of which follows an enquiry into the lawful uses of the site and its surroundings by the Planning Enforcement team.

3 Proposal

- 3.1 The application seeks permission for the continued operation of the unit as a dog grooming parlour - a sui generis use in planning terms (the previous lawful use of the site having been retail). This use is understood to have commenced in November 2010 and offers bathing, trimming and nail clipping services to visitors. Only the applicant is currently employed at the premises; opening hours are in the main from 0900-1800 hours.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS16	(High Quality Design)
CS2	(Employment)
CS4	()
DM10	(Pollution)

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

Havant Borough Local Plan (Allocations) Submission Version 2013
AL3 (Town, District and Local Centres)

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

5 Statutory and Non Statutory Consultations

Regeneration & Development
No objections

Crime Prevention -Minor Apps
No response received

Environmental Health Manager, Community Group
No adverse comment to make.

Although some barking may be heard from time to time, if complaints were to be received, we would use legislation available to us under the Environmental Protection Act 1990 to deal with any issue should they come to light.

Development Engineer
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: 9

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: 0

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 the character and appearance of the area
- (iii) Impact on neighbouring properties
- (iv) Highways implications

(i) Principle of development

- 7.2 The application site lies within an established urban area and within the Rails Lane Local Centre as defined by the Havant Borough Local Plan (Core Strategy) 2011 and Havant Borough Local Plan (Allocations) Submission Version 2013. Within such locations prevailing planning policies are supportive of main town centre uses such as shops, restaurants, hotels, offices, arts and community facilities. The dog grooming parlour use applied for in this case is considered to represent a form of community use, providing a service for visiting members of the public. The Rails Lane Local Centre does not define any primary or secondary frontages - where concentrations of non-retail uses are to be avoided - and therefore a non-retail use such as that applied for, in this location, is considered to accord with both existing and emerging planning policy.

(ii) Impact on the character and appearance of the area

- 7.3 The dog grooming parlour is understood to have operated since November 2010, and has not given rise to any third party complaints. The property retains its original shopfront, with a selection of written material and products related to the use on display; whilst internally the layout accommodates a generous customer reception area beyond which lies the grooming area. The hours of use of the property accord with normal daytime hours of use (0900 - 1800 hours) - no unusual refuse requirements are associated with the use.
- 7.4 The property therefore retains its essentially commercial character in a manner that is considered appropriate for this Local Centre setting.

(iii) Impact on neighbouring properties

- 7.5 The application site comprises a mid-terrace unit within a row of 6 commercial properties. The units are single-storey, with no residential accommodation attached. Beyond the row of commercial properties to the north, west and east lie various flatted developments - the closest of these are at Nos 5 Southwood Road and 28/28A Rails Lane to the west, which lie a minimum of 6m from the premises, and are separated by the computer shop at No.7 Southwood Road. To the south, across Southwood Road itself, lie residential dwellings - these are separated by a distance of c.20m from the premises.
- 7.6 It is noted that there have been no objections to the use either since its inception in 2010, or as a result of the current round of public consultation. Furthermore, the use appears to be relatively low-key, with only one employee and no overnight accommodation. Environmental Health have also confirmed that they have no active complaints under investigation in relation to the business.
- 7.7 Having regard to these considerations, it is concluded that the continuation of the use is not likely to pose any risk to the amenity of nearby residential properties, or the commercial uses adjacent to the site.

(iv) Highways implications

- 7.8 The application site benefits from a small hardsurfaced forecourt which is marked as available for customers. It only provides space for one vehicle, but nonetheless does enable a drop-off facility for customers and their dogs. This arrangement is no different to that which would have occurred when the premises was in its prior retail

use.

- 7.9 Further afield, there is limited waiting on-street parking available in Rails Lane, and also the large Eastoke Corner car park within 150 metres of the site. The use is therefore not considered likely to prejudice highway safety in the locality.

8 Conclusion

- 8.1 The use of 9 Southwood Road as a dog grooming parlour, which is understood to have been ongoing since 2010, represents an appropriate community use within the Rails Lane Local Centre and has not given rise to any adverse impact on the character of the area or neighbouring amenity. Car parking requirements associated with the use can be comfortably accommodated by a variety of on- and off-street parking options for customers. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00496 subject to the following conditions:

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

Application form received 12 May 2014
OS Location Plan Licence No LA100019217
Floor Plan received 12 May 2014

Reason: - To ensure provision of a satisfactory development.