
Site Address:	68A Elm Grove, Hayling Island, PO11 9EF		
Proposal:	Change of use from mixed A1 and B1 use to A1 and the servicing of cars including diagnostics		
Application No:	APP/12/01204	Expiry Date:	05/03/2013
Applicant:	Mrs S Newland	Team:	Team 1
Agent:		Case Officer:	Steve Weaver
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

68A Elm Grove is a ground floor unit with garages to the rear. The garage originally sold spare parts for cars and the area to the rear was used for fitting and servicing, however the increased technology associated with modern cars restricts the ability for people to work on their own vehicles and as a result the sale of parts has decreased. The business has invested in diagnostic equipment and therefore seeks consent for the area to the rear of the unit and the adjacent garages to be used for servicing and diagnostics.

There are flats located at first floor level.

2 Planning History

25570/6

Change of use to car sales showroom (Sui generis) with valeting (B1) and light repairs (B2) and erection of three garages to rear. Granted 1987

The floor area was divided and allocated different uses:

Front of unit: car showroom

Rear of unit: valeting and light repair area

Garages at rear: parking area

3 Proposal

The application seeks a change of use from mixed A1 and B1 to A1 and the servicing of cars including diagnostics.

4 Policy Considerations

National Policy

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM10 (Pollution)

DM2 (Protection of Existing Community Facilities and Shops)

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

5 Statutory and Non Statutory Consultations

Development Engineer: No objection

Environmental Health: No complaints have been received regarding noise or disturbance to the neighbours.

Subsequent visit from L Lemagnen concluded that - I have been on site and had a look at the set/operation. It has been the same for over 20 years and we have not received any complaint relating to noise.

I had a look at the Diagnostic box, and it looks a bit like a laptop in a box.

I have no adverse comment on this application

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: 16

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: N/A

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 residential amenity

(i) Principle of development

CS2 (Employment) states that Planning Permission will be granted for development proposals that: provide jobs, generate wealth or produce an economic output on existing employment sites that are not fit for current purpose and for proposals that encourage smart economic growth. The proposal enables the business to adapt to changing technology and continue to remain viable despite the current difficult economic circumstances. It is therefore considered that the proposal is acceptable in

principle subject to satisfying the criteria of policies CS16 and DM10.

(ii) Effect on residential amenity

The site has recently been used for servicing cars including diagnostics as well as an A1 use, however the Environmental Health Department has not received any complaints regarding noise or disturbance at the site. It is also of relevance to note that no objections to this application have been received. It is therefore considered that the use of the unit and the land to the rear for A1 use and servicing of cars including diagnostics would not have an adverse impact on the neighbouring residential amenity.

8 **Conclusion**

The use of the site for A1 and servicing including diagnostics is considered to comply with the criteria of the policies listed in section 4 of this report, therefore it is recommended that the change of use is granted.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/12/01204 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:

Application form
Location plan date stamped 15th November 2012
Site plan date stamped 15th November 2012
Email from applicant regarding description dated 28th April 2013

Reason: - To ensure provision of a satisfactory development.
- 3 The premises shall be used only for Class A1 retail uses and the servicing of cars including diagnostics, and for no other purposes whatsoever.
Reason: To protect the amenities of adjacent residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.