

Planning Application Response of Planning Policy / Urban Design

Application No:	APP/13/00570
Site Address:	4 Purbrook Chase Precinct, Waterloooville
Development:	Change of use shop (A1) to hot food takeaway (A5), rear extension and extraction system
Case Officer:	Sally Smith
Comments by:	Gareth Williams
Date of Comments:	15 July 2013

Promoting Havant Borough's Economy

The proposed development is located within the defined Crookhorn Local Centre. Policy CS5 supports appropriate town centre uses (which include Class A5) in such centres. Of greater relevance, however, is Policy DM5 which sets out specific criteria that would need to be met in order for such a proposed use to be acceptable. Most of these criteria are amenity matters against which the proposal can be assessed on its individual merits.

Criterion 7, however, has wider policy implications. Policy DM2.1 requires the demonstration of an active marketing process to establish the premises' non-viability for the authorised use. The Design & Access Statement accompanying the application does refer to some marketing activity that has taken place, but this would not appear to be as extensive as strictly required by policy. However, it should be noted that the property has been vacant for a number of years, which is not only a reasonable (though hardly definitive) indication of the lack of market interest, but is also to the continuing detriment of the appearance of the precinct.

Furthermore, the proposed A5 use falls within the general classification of 'retail' and would clearly perform a retail/community service function not dissimilar to a shop. The replacement of a vacant (shop) space with another retail use can only have a positive effect on the vitality and viability of this local centre, and would benefit the local economy. In this instance, it is considered that these matters outweigh any deficiencies in the marketing information presented with the application.

Policy Principle of Development: There are no policy objections to the proposed development, and provided that the proposal meets the amenity criteria of Policy DM5 permission should be granted.