

P/13/1113/CU

PIZZA GO GO LTD

FAREHAM EAST

AGENT: SCOTT ASSOCIATES
LLP

CHANGE OF USE FROM RETAIL (CLASS A1) TO HOT FOOD AND TAKE AWAY
(CLASS A5)

137 WEST STREET FAREHAM HAMPSHIRE PO16 0DU

Report By

Richard Wright x2356

Site Description

The application site comprises retail premises occupying the ground floor of this three storey building. The site lies within Fareham town centre's designated Secondary Shopping Area and benefits from a shop frontage on the northern side of West Street. The building extends at ground floor level at the rear with access and two car parking spaces being provided from Malthouse Lane.

Residential units of accommodation are located at first and second floor level within the building. The first and second floor elements of the building step down accordingly at the rear with raised veranda areas providing amenity space for those upper floor residential units.

Description of Proposal

Permission is sought to change the use of the premises to enable a hot food takeaway (Class A5) to operate.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS3 - Vitality and Viability of Centres

CS5 - Transport Strategy and Infrastructure

CS17 - High Quality Design

Fareham Borough Local Plan Review

S12 - Hot Food Shops

Relevant Planning History

The following planning history is relevant:

P/11/0525/FP

**CHANGE OF USE OF FIRST AND SECOND FLOOR TO TWO
RESIDENTIAL FLATS AND ERECTION OF A THREE STOREY
EXTENSION TO THE REAR OF THE PROPERTY.**

APPROVE 15/11/2011

P/04/0572/FP

**Installation of Replacement Shopfront and Security Shutters
PERMISSION 24/05/2004**

Representations

One letter has been received objecting to the application on the following grounds:

- The town will not benefit in any way
- There are already five places to get pizza within 5 minutes walk from the application site

Consultations

Director of Planning & Environment (Highways) - No objections

Director of Regulatory & Democratic Services (Environmental Health) - Insufficient details have been submitted to fully determine the likely impact of noise and odour on neighbouring residential and commercial properties. [Recommended condition requiring details of extraction and any associated conditioning or refrigeration systems].

Planning Considerations - Key Issues

The application site lies within Fareham town centre's Secondary Shopping Area as designated within the development plan proposals map. The proposal is to change the use of the ground floor unit from a Class A1 retail use to a Class A5 hot food takeaway.

Saved Policy S12 of the Fareham Borough Local Plan Review sets out that permission will be granted for shops selling hot food provided that, either by themselves or cumulatively they would not:

- a) damage the vitality and viability of the centre;
- b) adversely affect the character of the area; and
- c) have unacceptable environmental, amenity or traffic implications, particularly in residential areas.

The Secondary Shopping Area covers a significant area to the west of the town centre's pedestrianised precinct. There are various other examples of both restaurant/cafe (Class A3) and hot food takeaway (Class A5) uses in the Secondary Shopping Area with a Council retail survey conducted in summer 2013 showing there to be 7 Class A5 businesses (4.43% of the total number of units). Taking the terrace of nine commercial ground floor units on the northern side of the street in which the building lies, five of those (including the application site) are in use, or have last been used, for Class A1 retail purposes, one provides financial services consistent with a Class A2 use and two are hot food shops (Whistler's Fish & Chips - Class A3 and Pizza Hut - Class A5). Taking account of the character of the Secondary Shopping Area and the balance of uses comprised, Officers do not consider that this proposed change of use would harm the vitality or viability of the town centre nor would it adversely affect its character. Furthermore, the proposal would bring a vacant, town centre premises back into active use which is beneficial to the vitality of the centre.

The application site is in a location highly accessible by public transport and close to residential properties. It is quite possible that a significant proportion of the takeaway's customers may choose to travel to the site by means other than by private car in order to collect food orders. If customers did choose to drive to the site parking restrictions exist along West Street to the front of the property preventing vehicles from parking whilst collecting orders. There is however a good sized public car park close by in Malthouse Lane. The access and parking arrangements to the rear of the property would allow deliveries to come and go from the premises without adversely affected traffic flow on West Street or residents living above or near to the site.

It is not unusual for residential uses to be above food and drink uses in town centre

locations and subject to appropriate details being provided of an extraction system to satisfactorily deal with any cooking odour emitted and a condition to secure the hours of operation of the use, the proposal is considered to accord with the three tests set out in Saved Policy S12 of the Fareham Borough Local Plan Review.

Recommendation

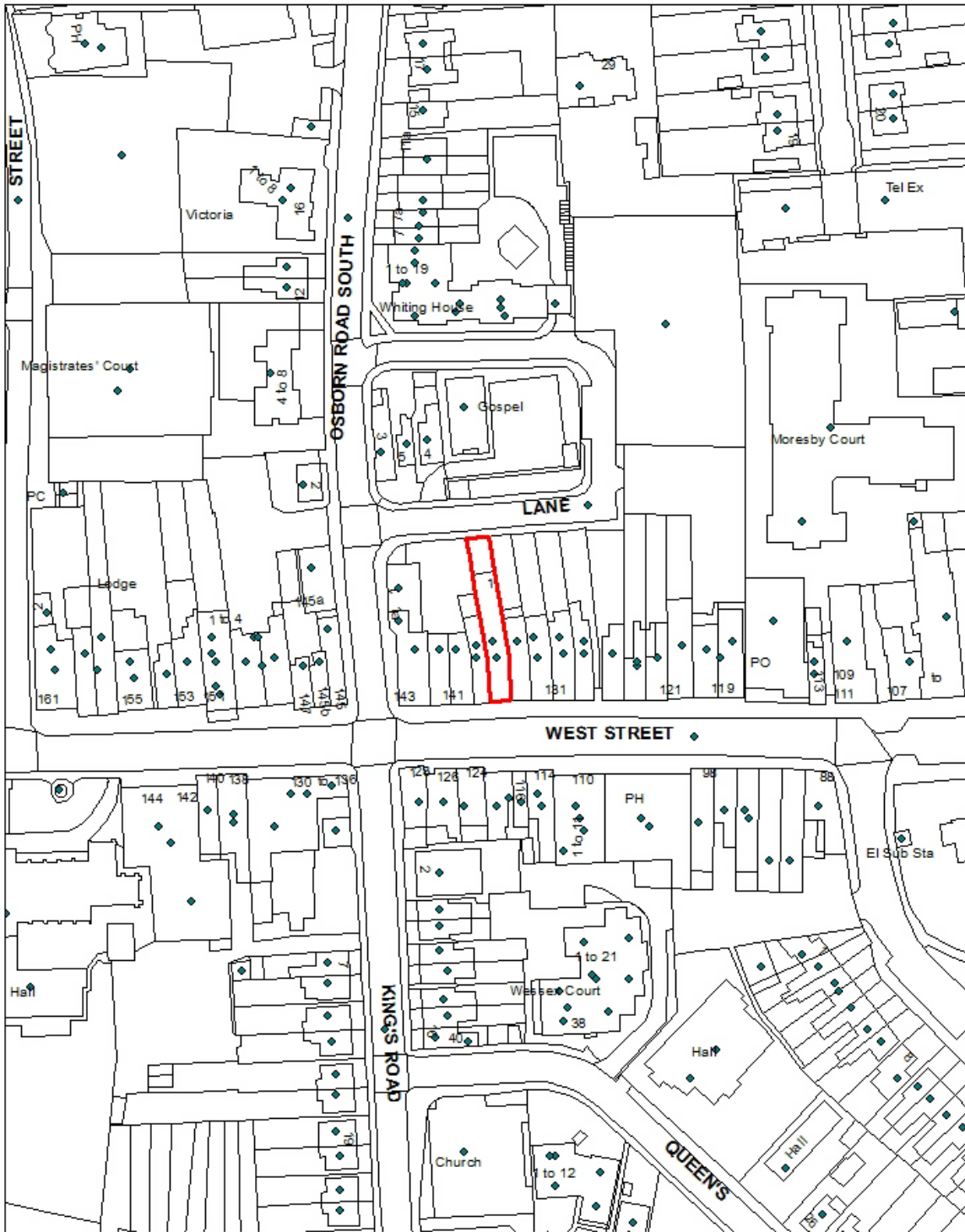
PERMISSION: extraction system details; air conditioning/compression system details if required - no additional systems without further consent from Local Planning Authority; opening hours

Background Papers

P/13/1113/CU

FAREHAM

BOROUGH COUNCIL



137 West Street
Scale 1:1250



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2014