

2014/0905

Reg Date 10/10/2014

Town

**LOCATION:** HAYWARD HOUSE, 1 PORTESBERY ROAD, CAMBERLEY, GU15 3TA  
**PROPOSAL:** Change of Use from retail use (Class A1) to an estate agency (Class A2).  
**TYPE:** Full Planning Application  
**APPLICANT:** Mr Craig Walker  
Walker Broadcasting Limited Ltd/TA Belvoir Lettings Camberley  
**OFFICER:** Chenge Taruvinga

**RECOMMENDATION: GRANT subject to conditions**

**1.0 SUMMARY**

- 1.1 The application site is located along Portesbery Road in close proximity to Camberley High Street within a single storey wood clad building. Within this vicinity is a mixture of commercial units, each immediately adjacent to the Portesbery Road frontage.
- 1.2 The current application relates to a change of use from an A1 retail use to an A2 estate agency use. This report concludes that the development proposed is acceptable and would not harm the vitality and viability of the Camberley Town Centre, would respect the character and the form of the surrounding development, and would not materially impact on the amenities enjoyed by the occupants of the adjoining residential properties and would not result in conditions prejudicial to highway safety. On this basis the application is recommended for approval.

**2.0 SITE DESCRIPTION**

- 2.1 The application site is located in close proximity to Camberley High Street and is surrounded by a mix of commercial buildings that front onto Portesbery Road. The application property features a brick and timber clad building which serves two commercial units, one of which is the subject of this change of use application.

**3.0 RELEVANT HISTORY**

- 3.1 SU/01/1309 Change of use of part of ground floor from A2 (financial and professional services) to A1 (retail).  
Approved 04/02/2002

**4.0 THE PROPOSAL**

- 4.1 The proposal seeks permission for a change of use from retail (A1) to an estate agency (A2). A separate application for advertisement consent is currently being assessed under planning ref. SU/14/0906.

## **5.0 CONSULTATION RESPONSES**

5.1 County Highway Authority No objection

## **6.0 REPRESENTATION**

6.1 At the time of writing of this report no representations had been received.

## **7.0 PLANNING CONSIDERATION**

7.1 The site lies within Camberley Town Centre as defined on the Proposals Map of the Surrey Heath Core Strategy and Development Management Policies 2012. The application should therefore be determined against Policies CP10, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012. Regard must also be given to Policies TC1, TC2 of the Camberley Town Centre Area Action Plan (AAP) the National Planning Policy Framework (NPPF) and Western Urban Area Character SPD 2012. In light of this policy framework the main issues in the determination of this application are considered to be:

- The impact of the development on the vitality and viability of the Town Centre;
- Whether the development would be detrimental to the character and appearance of the area and residential amenities of existing residents in the vicinity; and,
- Whether the development is acceptable in terms of highway and parking considerations.

### **7.2 The impact of the development on the vitality and viability of the Town Centre**

7.2.1 Policy TC2 of the Camberley Area Action Plan advises that the town centre retail role will be maintained and enhanced through the protection of retail activity within the Primary Shopping Area. Given the site lies outside both the primary and secondary frontages, Policy TC2 allows for greater diversity of uses between Classes A1 – A5, where they do not adversely impact on the existing character, function and vitality of the street or surrounding environment.

### **7.4 Whether the development would be detrimental to the character and appearance of the area and residential amenities of existing residents in the vicinity;**

7.4.1 Policy DM9 of the Surrey Heath Core Strategy requires high quality design that enhances and respects the local character of the environment. New development is also required to ensure that the amenities of occupiers are respected.

7.4.2 It is not considered that the change of use from A1 to A2 would have an adverse impact on the character of the commercial unit or wider street scene. The proposal would be sited a significant distance away from any residential properties and would therefore not impact on residential amenity. As such it is considered that the proposal accords with the character and amenity considerations set out within Policy DM9 of the Core Strategy. The proposed advertisements are considered under a separate advertisement application (SU/14/0906).

## **7.6 Impact on parking and highway safety**

- 7.6.1 Policy DM11 of the Core Strategy advises that development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be permitted unless it can be demonstrated that measures to reduce and mitigate such impacts to acceptable levels can be implemented.
- 7.6.2 The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway subject to conditions. The County Highway Authority therefore has no highway requirements. The proposed development would meet the objectives of Policy DM11 (Traffic Management and Highway Safety) of the Surrey Heath Core Strategy and Development Management Policies Document 2012.

## **7.7 Impact of the development on local infrastructure**

- 7.7.1 Surrey Heath's Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council on the 16th July 2014. As the CIL Charging Schedule will come into effect on the 1st December 2014 an assessment of CIL liability has been undertaken. Surrey Heath charges CIL on residential and retail developments where there is a net increase in floor area. As the current application does not result in a net increase of retail floor space it would not be CIL liable.

## **8.0 CONCLUSION**

- 8.1 This report concludes that the development proposed is acceptable and would not harm the vitality and viability of the Town Centre, would respect the character and the form of the surrounding development, would not materially impact on the amenities enjoyed by the occupants of the adjoining residential properties and would not result in conditions prejudicial to highway safety. On this basis the application is recommended for approval.

## **9.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER**

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included the following:

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

## **10.0 RECOMMENDATION**

GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

Informative(s)

1. Decision Notice to be kept DS1