
Site Address: Block 202, Langstone Gate, Solent Road, Havant, PO9
1TR

Proposal: Replace existing single storey entrance reception, modify roof fascia and
glazing on secondary entrance, paint façade and alteration to cladding.

Application Type: Full Planning Permission

Application No: APP/24/00497 Expiry Date: 08/10/2024

Applicant: Mr West
Arena Business Centres

Agent: Mr Easton Case Officer: David Eaves
Western Design Architects

Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Langstone Gate is located to the north of the A27 and to the west of Park Road South and is in a prominent position on the entrance to Havant from the south. The site includes two streams crossing the site. Langstone Gate is also within Havant Town Centre.
- 1.2 The site includes four three and four storey buildings which are in Class B1 (now E(g)) use. The buildings are metal clad with brick elements. In addition there are three brick linking buildings, two of which include entrance points to the buildings. To the northern part of the site is an extensive parking area. There are significant trees to the western side and other trees to the southern, eastern and northern boundaries. Finally a public right of way runs to the west beyond the site.

2 Planning History

APP/20/00592 - Re-pollard 1 No. Willow (T2) to the previous pollard points. Subject to TPO 1282., PERM,10/11/2020

3 Proposal

Replace existing single storey entrance reception, modify roof fascia and glazing on secondary entrance, paint façade and alteration to cladding.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of
Havant Borough)

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS2	(Employment)
DM10	(Pollution)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Ecologist

The application is not accompanied by any ecological information. I have carried out my own, non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping. Overall, I am content that the proposed works are relatively limited in scale and would be unlikely to result in significant ecological impacts. There are numerous records of Water Vole from the Lavant Stream in this location, and this legally protected species is very likely to occur within any side channels at this site. The potential for impacts to Water Vole habitat is low, but if you are minded to grant permission, can I suggest that a Construction Environment Management Plan (CEMP) is secured by condition. This document should provide details of all measures to avoid impacts to adjacent watercourse habitat, such as pollution prevention measures.

Prior to the commencement of development activities, a Construction Environment Management Plan (CEMP) shall be submitted to an approved in writing by the Local Planning Authority. The CEMP shall include, but not necessarily be restricted to: details of all measures to avoid the potential impacts of development on ecological receptors (notably habitat occupied by Water Vole. Reason: to provide ecological protection and enhancement in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

Engineering/Drainage

No comments received

Environment Agency

No comments received

Portsmouth Water Company

No comments received

Hampshire Biodiversity Information Centre

Within 50m Notable and Protected Species - European Water Vole, Stag Beetle
Within 50m Moving Water - Watercourse

Southern Gas

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. **On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.**

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

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: 45

Number of site notices: 2

Statutory advertisement: 23/08/2024

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 upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Flood Risk
- (v) Ecology/BNG
- (vi) Parking

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

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

7.3 The submitted Design and Access Statement sets out the proposed alterations as follows:

This application proposes to:

- *Demolish ground floor of existing South entrance.*
- *Construct a 1 storey glazed entrance reception and office extension to the south.*
- *Install sedum green roof and roof glazing above central atrium, increasing natural daylight.*
- *Paint existing cladding dark grey RAL 7021 and existing brick work light grey -It is understood that the cladding is to be replaced as shown on the proposed elevation drawings.*
- *Modify roof fascia and glazing to secondary single storey entrance.*

The proposed extension at ground floor level will provide 1 new office manager room and

a new reception area incorporating a business lounge.

7.4 The buildings are prominent when viewed from the south, west and north and the main visual impact in relation to the proposed works are considered to relate to the painting of the existing brickwork and replacement darker cladding. The majority of the building is clad in a light grey colour and the proposal is to change the cladding to a black / Grey colour which would have a more modern appearance. The brickwork would be painted a lighter grey colour. It is considered that the changes in terms of the existing building are acceptable in terms of the impact on the character and appearance of the area.

7.5 In addition it is intended to make amendments to entrances into the buildings on the western elevation with single storey mainly glazed additions with a green roof to the southern building. The Design and Access Statement sets out the following in terms of these alterations:

The proposed 1 storey extension is a simple design, with a fully glazed façade facing North – North west, to allow natural light into the building. The existing brick wall above the new entrance provides an ideal canvas for advertisement, since it is directly facing the site's entrance.

The proposed extension will have dark grey RAL 7021 metal facias to have a minimal visual impact. It will also employ the use of a flat green sedum roof and SUDS, which will also improve the biodiversity of the site.

The works including the extension are considered to have a limited and acceptable impact on the character and appearance of the area.

(iii) Impact upon residential amenity

- 7.6 The application site is detached from residential properties with the Tesco store to the west, Solent Road and Burger King restaurant to the north, Park Road South B2149 to the west with Bosmere Junior School beyond and the A27 to the south. It is not considered that there would be any adverse impacts on residential properties.

(iv) Flood Risk

- 7.7 In relation to flood risk , the site is located within Flood Zone 2 and part Flood Zone 3. The proposals relate to minor changes to the existing building and the increased floorspace is minimal. The Design and Access statement states that:

Although it is noted that the site falls within Flood Zone 2 & 3, this application relates to a replacement reception entrance on the same location, of flood resilient construction.

In addition flood evacuation remains the same in the existing and proposed scenarios. It is noted that the sites use is classified as Less Vulnerable in Annex 3 of the NPPF. In addition it is noted that the extension is for 42sqm of additional floorspace and therefore is significantly below the 250m2 threshold for a sequential/exception test to be applied. The extended entrance would incorporate a green roof reducing run off compared to the existing building. Overall there is not considered to be an increase in flood risk on or off site.

(v) Ecology/BNG

- 7.8 The site is located close to a watercourse and Hampshire Biodiversity Information Centre have highlighted the sensitivity of the area in terms of bio-diversity including water vole habitat. A condition is recommended in relation to construction management to seek to avoid impacts on the habitat. Subject to this it is considered that the development would have a limited and acceptable impact on ecology and the Councils ecologist raises no objection to the proposals. The proposed extension replaces a brick paved area and BNG exemption has been claimed and this is accepted.

Development within 8m of the watercourse is understood to potentially require a permit from the Environment Agency and an informative is recommended in relation to this.

(vi) Parking

7.9 In relation to parking the site the Design and Access Statement states that:

The proposed development, does not involve an increase of staff, the parking spaces already present on site are adequate to provide parking space numbers.

Existing parking on site = 138 parking spaces and 5 disable parking spaces

Given the extensive existing parking and the modest floorspace increase it is considered that the development would not materially increase parking requirements on site.

8 Conclusion

8.1 In conclusion, the principle of alteration to the existing business premises is considered acceptable. The alterations are considered to have an acceptable impact on the character and appearance of the area. There is no impact on residential amenity given the location of the site. The modest alterations are not considered to increase flood risk and subject to appropriate construction management it is not considered that the proposal would result in an unacceptable impact on protected species. Finally parking at the site is considered to be adequate in relation to the very modest scale of the extension. Overall, planning permission can be recommended.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00497

(A) subject to the following conditions

1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by 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:

Proposed Site Plan, Location and Block Plan Drawing No. 01

Proposed Site Plan Drawing No. 09 Rev A

Proposed Ground Floor Plan Drawing No. 10 Rev A

Proposed First Floor Plan Drawing No. 11

Proposed Second Floor Plan Drawing No. 12

Proposed Third Floor Plan Drawing No. 13

Proposed Roof Plan Drawing No. 14

Proposed Elevations North and East Drawing No. 15 Rev A

Proposed Elevations South and West Drawing No. 16 Rev A

Design and Access Statement WDA 001-MT-PLANNING dated 04.07.24

Biodiversity Net Gain Statement WDA 002-HW-HBC

Also Considered in the determination of the application:

Visuals Drawing No. 17 Rev C

Reason: - To ensure provision of a satisfactory development.

- 3 Prior to the commencement of development activities, a Construction Environment Management Plan (CEMP) shall be submitted to an approved in writing by the Local Planning Authority. The CEMP shall include, but not necessarily be restricted to: details of all measures to avoid the potential impacts of development on ecological receptors (notably habitat occupied by Water Vole).

Reason: To provide ecological protection and enhancement in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006, the National Planning Policy Framework and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011.