

Site Address: Unit 300 -350 Nest Business Park, Martin Road, Havant

Proposal: Raise height to existing enclosure, installation of roof to outside area to improve the security, new roller door and fire exit door.

Application Type: Full Planning Permission

Application No: APP/22/01063 Expiry Date: 11/04/2023

Applicant: Mr Rosenthal
Thales

Agent: Mr Rosenthal Case Officer: David Eaves
Rosenthal Design Services Ltd

Ward: Bondfields

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located within the attractively landscaped Nest Business Park which includes modern business units and associated parking areas. Unit 300-350 is on the northern side of the estate with parking to the front and access with servicing to the rear (north).

2 Planning History

96/50858/019 - One intermittent internally illuminated fascia sign on north elevation and one 10m high flagpole to north of building, PERM,08/11/1996

96/50858/020 - Extension to existing single storey gatehouse building to north of site, PERM.19/11/1996

06/50858/031 - Application to crown raise to 5.5m, 2 x Poplars and 1 x Sycamore, (T11), (T12) and (T13) all subject of TPO 1499. , PERM,13/09/2006

Site to North

APP/18/00244 - Outline application with all matters reserved. Mixed use development comprising up to 100 new homes, including up to 40% affordable, 2860 sqm of employment floorspace and improved access onto New Lane and Martin Road. On-site parking for residential and employment uses. Landscaping to be provided, including acoustic bund to rear of employment units and naturalisation of existing watercourse (full details to be submitted at a later stage) (Approved 30.01.19) Request to Discharge Conditions 4 & 18 and partially Discharge Condition 8 (20.02.2019). Request to Discharge Condition 4 (6.01.20). Request to Discharge Conditions 15 & 16 (20.12.19) and Concition 5 (6.2.20. Request to Discharge Condition No.s 6,7,8,11,14,17,18,19,21 & 25 (22.07.20). Request to discharge condition 9 (04.05.22) Request to discharge condition 9 (02.03.23)., PERM.30/01/2019

Site to north

APP/19/01166 - Reserved matters application following Outline Planning Permission APP/18/00244 relating to access, appearance, landscaping, layout and scale for residential development of 94 dwellings and discharge of requirements of conditions 5 (ecological mitigation and enhancement strategy), 15 (vehicular access points) and 16 (pedestrian and cycle links) (Approved 24/06/2020). Request to Discharge Conditions 2, 3, 4, 5, 6 and 7 (15/07/2020). Request to Discharge Conditions 8, 13 and 14 (01/07/2021). Request to discharge condition No. 12 (13/10/2021). Request to discharge condition No/s 2 and 9 (27/10/2021)., PERM,24/06/2020

APP/22/00983 - Application for Non-material amendment to Planning Permission APP/19/01166 relating to - omit the existing concrete stairs, to capture the realigned Southern cycle footpath., PERM,16/11/2022

3 Proposal

Raise height to existing enclosure, installation of roof to outside area to improve the security, new roller door and fire exit door.

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)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS2	(Employment)
DM10	(Pollution)
DM3	(Protection of Existing Employment and Tourism Sites)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Arboriculturalist

RECOMMENDATION Approve, subject to conditions

Reasons for Recommendation

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The site does not contain any trees subject to a Tree Preservation Order nor is it within a conservation area. The supporting information includes an Arboricultural Impact Assessment Method Statement & Tree Protection Plan to consider the potential impact on a semi mature oak tree that is adjacent to the area of the new roller door.

The information submitted provides suitable protection to the adjacent tree, whilst allowing for minor pruning works, and if the officer were minded to grant permission for the application, the works and protection measures should be secured by condition prior to commencement.

The proposed works, subject to the conditions listed below would be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

Recommended Conditions:

Approval subject to the following conditions;

a) Pruning works:

Any required tree works shall be pruned in accordance with the recommendations in British Standard BS3998:2010 (Recommendations for Tree work).

Reason: To ensure the continuity of amenity value afforded by the trees in question and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

b) Tree protection measures:

The development hereby permitted shall only be carried out in accordance with the Arboricultural Impact Assessment Method Statement & Tree Protection Plan (Trevor Heaps Arboricultural Consultancy Ltd ref:TH3829).

Reason: To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework

Councillor Alex Rennie

No comments received.

Councillor Richard Stone

No comments received.

Portsmouth Water Company

Portsmouth Water have reviewed the application and associated documents for APP/22/01063 and have no concerns regarding impacts to groundwater quality. Therefore, we do not recommend any planning conditions to be included on the planning permission.

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: 31

Number of site notices: 1

Statutory advertisement: Not applicable.

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) Business use
- (v) Impact on Oak Tree

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The site is also within an established industrial estate and represents a relatively modest rear extension resulting in a secure area to the rear of the unit. The proposal supports the existing business use. The development is considered acceptable in principle.

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

The site is not readily visible from outside the site including the new residential estate to the north-west and is set closest to an existing industrial use fronting New Lane. There is screening to the boundary and the roofed enclosure would be viewed against the main building to which it would appear subservient. The proposed development is considered to have a limited and acceptable impact on the character and appearance of the area.

(iii) Impact upon residential amenity

The site is set well off the new residential development (former colt site) and it is not considered that the proposal would impact residential amenities.

(iv) Business use

The proposal would allow for a cover to an existing secure area to the rear of the unit and would support the existing business use at the site. The area the subject of the application is already fenced off to allow vehicles to park prior to entering the building from a security point of view; the proposal to add a roof and roller access door is not anticipated to alter this current use and therefore will not add to any parking or servicing demands of the business.

(v) Impact on Oak Tree

To the west of the proposed development is a semi-mature oak tree forming part of the attractive landscaped setting of the estate. This is beyond a existing walkway between units. The application is supported by an Arboricultural Impact Assessment and the proposal has been assessed by the Councils Arboricultural officer. Subject to appropriate conditions the proposal is considered to have a limited and acceptable impact on the tree.

8 Conclusion

In conclusion, the proposed development is considered to have a limited and acceptable impact on the character and appearance of the area and would not be harmful to residential amenity. In addition subject to conditions, the impact on the oak tree is considered acceptable. Planning permission can therefore be recommended.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/22/01063 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:

Location Plan Drawing No. LOC -01.12.2022 PG No: 01
Location Plan / Site Plan Drawing No. LOC-01.12.22 PG No: 02
Proposed Ground Floor Plan Drawing No. Design 2A - 26.08.21 PG No: 02
Proposed Ground Floor Plan Details Drawing No. 2A - 26.08.21 PG No: 03
Proposed Elevations Design 2A - 26.08.21 PG No: 05
Arboricultural Impact Assessment Method Statement and Tree Protection Plan
- Trevor Heaps Ref: TH 3829

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Any required tree works shall be pruned in accordance with the recommendations in British Standard BS3998:2010 (Recommendations for Tree work).

Reason: To ensure the continuity of amenity value afforded by the tree in question and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The development hereby permitted shall only be carried out in accordance with the Arboricultural Impact Assessment Method Statement & Tree Protection Plan (Trevor Heaps Arboricultural Consultancy Ltd ref:TH3829).

Reason: To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.