
Site Address: Brambles House, Waterberry Drive, Waterloo, PO7
7UW

Proposal: Proposed redesign of entrance area of Brambles House including installation of powder coated steel structure at the point where the North and East Elevations meet, rope chains drainage design in place of traditional downpipes, new aluminium box frame glazing system to provide opening and front door that is centred in reception space. Redesign of North Elevation loading area including increasing number of roller shutters from 1 to 5 by retaining existing central shutter and adding 2 new roller shutter systems either side of existing. Installation of new glazing system to existing opening above entrance structure on North Elevation and on left of East Elevation. Upper facade to be repainted in several variations of grey bands, lower facade to be infilled in areas of Glazing/M&E removal and painted in dark matt grey finish. New external lighting to Brambles House. New external signage to wall next to gate of site and to East Elevation. Existing entrance on North Elevation to be partially blocked, new glazing and door system to be installed as main entrance is proposed to be relocated further to the left and more centre to the reception. New external doors to all warehouse openings. Structural work to take place at entrance of building with installation of new canopy. The new loading bay ramp to have a concrete base with other structural works to the interior of the building. Replacement roof and solar panels.

Application Type: Full Planning Permission

Application No: APP/23/00550

Expiry Date: 21/09/2023

Applicant: Miss Chapman

Agent: Mr Lustedgreen

Case Officer: Joseph Toole

Lustedgreen

Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is in the north-eastern corner of the park, with open fields to the north, further industrial buildings to the west and south, and residential properties to the east.

The existing building is a substantial industrial/warehouse unit, principally two storeys in height, with a slightly higher section in the north-western corner. With the exception of the western end, where the roof profile is mono-pitch, sloping up from the front of the building towards the rear, the main roof is a shallow pitched roof that spans the entire width of the unit. The existing roofing materials are pale grey in colour with a number of rooflights set at intervals across it.

There are car parking areas to the north, east and west of the building with an access drive along the southern side, separating it from the adjacent unit. The boundaries of the property are well screened by mature trees, with the exception of a section of the western boundary.

2 Planning History

98/53970/003 - Three storey rear extension and internal alterations within existing building (2102 sq metres of additional floorspace) (re-advertisement)
, WD,28/08/2003

03/53970/005 - Erection of a porta cabin immediately north of the existing premises.,
PERM,30/09/2003

04/53970/006 - Siting of a temporary building to the north west of the premises.,
PERM,07/05/2004

09/53970/007 - Installation of a water treatment plant on a hard stand adjacent to the existing building. The plant consists of a 10 foot shipping container and a 20 tonne storage tank., PERM,02/10/2009

09/53970/008 - Discharge of Condition No.s 2 & 3 of Planning Permission

09/53970/007., PERM,25/11/2009

APP/11/00198 - Application for installation of Solar PV panels and ancillary equipment on roof., PERM,26/04/2011

APP/13/00431 - Construction of new aluminium framed warehouse with link to existing building.(Temporary), TPP,10/07/2013

3 Proposal

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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

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No Comment.

Councillor Mike Seal

No Comment.

Councillor Peter Wade

No Comment.

Environment Agency

No Comment.

Portsmouth Water Company

Please find attached the plan(s) showing the approximate position of water mains at the requested location.

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

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. This documentation is available at <http://www.hse.gov.uk/pubns/priced/hsg47.pdf>

Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will apply to any work you undertake in the vicinity of Portsmouth Water assets.

It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.

Please note Portsmouth water has no responsibility for any underground drainage or sewerage infrastructure. Enquiries regarding these assets should be directed to the relevant authority/company.

Portsmouth Water have reviewed the application and associated documents for APP/23/00550 and have no concerns regarding impacts to groundwater quality. Therefore, we do not recommend any planning conditions to be included on the planning permission.

Property Services Manager

No Comment.

Southern Gas Networks - stage 1

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.

Scottish and Southern Electricity Networks

We have sent you the plans of our network records within the area requested. You will shortly receive responses each of the following; any High Voltage Mains cables and Low Voltage Mains cables.

Attached to this email is the 'Guide to Interpreting' which includes the legends for the plans on pages 7-9.

If a Service Cable is not shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department on 0800 048 3516 (option 3) or via email, ge@ssen.co.uk

If you need further information on our network in this area or a quotation for any required works, please contact the Connections & Engineering Department on 0800 048 3516 or via email, connections@sse.com

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: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Concerns with night time noise and traffic	Please see Section 7.
Light pollution on neighbouring properties	

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

(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 proposed works are considered to be relatively modest to the industrial building, deemed inkeeping with the character of the area.

7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

7.6 The proposed works are considered to be retained within the site and not deemed to have an adverse impact on the residential properties to the east. As the site is mostly located within a commercial area the proposed works are considered to be appropriate to the amenity of the area.

7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Impact on ecology

7.8 The application site is within 100 metres of notable and protected species. Due to the nature of the proposed works it is not considered to have an adverse impact on the ecology of the area.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00550 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 - 0 REV A
Electrical Services Layout - DS-P23-007-E-200 REV T1
Ground Floor Lighting and Fire Alarm Layout - DS-P23-007-E-301 REV T1
Mechanical Services Layout - DS-P23-007-MC-201 REV T1
Ground and First Floor Public Health Services Layout - DS-P23-007-PH-201 REV T1
External Services Layout - DS-P23-E-101 REV T1
Proposed Block Plan - LG7432-110 REV I
Proposed Ground Floor Overall Plan - LG7432-111 REV H
Proposed First Floor Overall Plan - LG7432-112 REV G

Proposed Second Floor Overall Plan - LG7432-113 REV E
Proposed Roof Level Overall Plan - LG7432-114- REV E
Proposed Ground Floor Plan - LG7432-115 REV H
Proposed External Elevations - LG7432-202 REV E
Proposed Builders works external elevations - LG7432-203 REV D
Proposed Entrance North and East Elevations and Canopy Section -
LG7432-500 REV B
Proposed Roof Level Overall Plan - 114 REV G
Design and Access Statement

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.