

Supporting Statement

This supporting statement is prepared in support of the following application: APP/23/00356

Retrospective application for a 2m high dark green palisade fence with a 1m wide gate for access along the eastern boundary. Retrospective application for resurfacing works, and approval of change of use (with associated drainage provisions) as open car storage for a period of up to five years.

This statement should be read in conjunction with the following drawings:

- 21055-WSH-BSL-ZZ-XX-DR-A-1006-PL-A - Existing Site Plan
- 21055-WSH-BSL-ZZ-XX-DR-A-2001-PL-A - Proposed Site Plan
- Land adjacent to 178A West Street Havant - Site Photos
- 192.5007 .2 Richmond Motor Group, West Street Havant Flood Risk Assessment temp parking
- 192.5007-TN APPENDICIES

The Site

The 0.25acre site, known as Land adjacent to 178A, West Street, Havant, is located to the west of Havant Town Centre. To the north is the main south coast railway line and to the south is West Street. To the east, are the rear gardens of residential properties fronting Staunton Road.

The site, and neighbouring site(s) to the west and south are all under the ownership of the applicant, all of which are associated with motor vehicles. The Hermitage stream also runs to the western boundary of the site.

The site has been recently cleared and a temporary surface laid. The existing drainage infrastructure has also been cleared and repaired. A palisade fence has also been erected to better secure the applicant's site.

Relevant Planning History

APP/12/00935 - Approved

Retrospective application for change of use to allow hand car wash business, including jet wash business on 178A to the south.

(*) APP/16/00418 – Refused

9no. dwellings

(*) APP/20/00363 – Ongoing

20no. 1bed/1person specialist apartments in association with Havant Housing Association

() Applications included 178A immediately to the south*

The application site, and neighbouring site(s) owned by the applicant have been submitted to Havant Borough Council in response to its call for sites available for potential development, hence these proposals seek a temporary consent only.

Proposals and Use

Retrospective consent is sought for a 2m high dark green palisade fence with a 1m wide gate for access along the eastern boundary. Retrospective consent is also sought for resurfacing works, and approval of change of use (with associated drainage provisions) as open car storage for a period of up to five years.

No additional accommodation or structure is proposed, and no additional employment will be created as a result of the proposals.

Access

General access/egress, including vehicular, is via existing gates within the applicant's site ownership and will be used in conjunction with the applicant's neighbouring motor vehicle business. No changes are proposed in relation to the main highway.

To the east, an existing pedestrian gate is to be replaced. The gate only exists under licence, to provide a neighbouring property on Staunton Road with limited access/egress across the applicant's land for rear deliveries.

Heritage and Conservation

The site is located immediately to the west of the Brockhampton Conservation Area and there are no Listed Buildings in the neighbouring area.

No dwellings or buildings are proposed to be constructed within the designated Conservation Area, although the proposed open car storage area will be immediately adjacent to it.

The impact of the proposed development on the conservation area will be negligible, as it is largely shielded by existing housing that is set to the east and south of the site.

Any important views of the conservation area are therefore unlikely to be affected by the development and as such should pose no objection in terms of the impact on the conservation area.

Flooding

Flood mapping obtained from the government's 'flood map for planning' website has identified that the site falls partially within Flood Zone 1, 2 and 3.

An accompanying Flood Risk Technical Note is submitted in support of the application, outlining proposed measures (bund and French drains) to ensure that any surface run-off will not encroach on neighbouring properties.

Conclusion

Proposals are considered to provide a suitable temporary use of the site, without detrimental effect to the neighbouring conservation area or properties, whilst (together with neighbouring sites) being further considered as part of Havant Borough Council's wider call for potential development.