
Site Address:	38 Aston Road, Waterlooville, PO7 7XF		
Proposal:	Single storey rear extension to existing industrial unit.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00245	Expiry Date:	25/05/2023
Applicant:	Mr Dawson G & S Fabrications		
Agent:	Mr Olafsson Lundi Architects	Case Officer:	Joseph Toole
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

38 Aston Road is located on an employment park to the southwest of Waterlooville. The estate is locally known as Byng's Industrial Park. It is accessed from the principal highway network via Hambledon Road (B2150) which links the A3 to the settlement of Denmead to the north west.

The site comprises an industrial building and a large forecourt to the north west of the building. The building is a two storey industrial unit currently in B2 use. The surrounding properties are all part of the industrial estate.

2 Planning History

APP/14/00443 - Installation of new roller shutter door and new windows at first floor level., PERM,25/06/2014

APP/17/00885 - Rear extension to unit to include mezzanine floor., PERM,23/10/2017

3 Proposal

Single storey rear extension to existing industrial unit.

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)
CS2	(Employment)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM2	(Protection of Existing Community Facilities and Shops)

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 Sceal

No Comment.

Councillor Peter Wade

No Comment.

Economic Development

No Comment.

Environment Agency

No Comment.

Hampshire Highways

Thank you for your consultation on the above planning application. The Highway Authority wish to make the following comments.

Due to the scale of the proposal, being 5 dwellings or less, and that there is no change to the vehicular access, HCC's standing advice should be referred to in the first instance. As a result, the Highway Authority will not provide detailed comments on this planning application. For more information on standing advice please use the following link: www.hants.gov.uk/transport/developers/consultation

Portsmouth Water Company

Portsmouth Water have reviewed the application and associated documents for application reference APP/23/00245 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: 7

Number of site notices: Not applicable.

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) Parking and highway matters

(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. Policies CS2 (Employment) and DM3 seek to retain existing employment sites within B use classes. The proposal is for an extension to the existing B" use on the site and therefore this proposal would retain the site for employment use, as such the development therefore complies with the relevant policies of the development plan

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

- 7.3 The proposed extension would largely be screened from the public vantage points around the site. In any event it is considered that the proposed size, scale, massing and design of the proposal would not have a significant adverse impact on the character and appearance of the property or that of the immediate and surrounding area. As such the development complies with policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Impact upon residential amenity

- 7.4 Given the layout, size, scale and massing of the proposal it is not considered that the development would have a significant adverse impact on the amenities of neighbouring properties in terms of loss of sunlight/daylight, overlooking or overbearing impact. As such the development complies with policy CS16 of the Havant Borough Core Strategy 2011.

(iv) Parking and highway matters

- 7.5 The proposed works would result in the increase of approximately 111sqms floor space. Therefore, according to the Havant Borough Parking Standards SPD 3 additional car parking spaces need to be provided on site. The existing Car Parking Plan show 4 car parking spaces on site and the proposed Car Parking Plan shows 8 car parking spaces on site. This accords with the Havant Borough Parking Standards and Policy DM14 of the Havant Borough Core Strategy (2011).

8 Conclusion

- 8.1 The proposed development is considered acceptable as it would secure the viable future of the current B2 use, and the development would not have a significant adverse impact on the character and appearance of the property, area or neighbouring properties.
-

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00245

- 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 Floor Plans and Elevations - LA2306 02

Existing Parking Plan - LA236 03B

Proposed Parking Plan - LA2306 04

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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.