
Site Address:	32 Market Parade, Havant, PO9 1QF		
Proposal:	Relocation of 2No existing air conditioning condensing units. (Retrospective).		
Application Type:	Full Planning Permission		
Application No:	APP/22/01087	Expiry Date:	06/01/2023
Applicant:	Mr Ansari Pizza Hut		
Agent:	Mr Hindle BJH Property Services	Case Officer:	Graham Speller
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on a corner of Market Parade and is occupied by Pizza Hut.
- 1.2 The site is within a town centre location that comprises a mix of commercial and residential uses.

2 Planning History

97/56200/002 - Alterations to shop front, PERM,28/01/1998
97/56200/003 - Internally illuminated fascia signs and internally illuminated projecting sign to front (north) elevation. PERM,28/01/1998
95/56200/001 - Change of use of ground floor unit from A1 (retail) to A2 (office)., PERM,14/09/1995
91/56200/000 - Double-sided projecting sign with illuminated letters & logo, PERM,05/08/1991
APP/12/01052 - Change of use from A2 (Financial and Professional Services) to A5 (Hot Food Takeaway and delivery). , PERM,30/11/2012
APP/12/01053 - Display 1No. illuminated fascia sign, 1No. illuminated hanging sign, vinyl film to windows and 2No. non illuminated poster panels. , PERM,30/11/2012
APP/13/00130 - Discharge of Condition No. 7 of Planning Permission APP/12/01052., PERM,26/03/2013
APP/15/00652 - Prior notification for change of use of first and second floors, from Class B1(a) office use to C3 residential use subject to prior approval covering flooding, highways and transport issues and contamination., PAYA,13/11/2015

3 Proposal

- 3.1 Relocation of 2No existing air conditioning condensing units. (Retrospective).

4 Policy Considerations

National Planning Policy Framework 2021

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS2	(Employment)
CS4	()
DM10	(Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL3	(Town, District and Local Centres)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Imogen Payter

No comments received.

Councillor Phil Munday - St Faiths

No comments received.

Councillor T Pike - St Faith's

No comments received.

Environmental Health Manager, Community Group

I recently revisited this address, to find that the cold room & condenser units did not appear to have been replaced as had been advised in December, was due to happen. We dealt with complaints last year in relation to noise from one of the condenser units but this was resolved by replacing a part.

So at this time, I have no adverse comments to make with regard to the current new position of these units, and therefore no objection to the approval of this retrospective application.

If any future complaints were to be received in relation to noise from the units in question, these would be dealt with under other existing legislation.

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: 22

Number of site notices: At least one site notice exists

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter received raising concerns regarding potential noise.

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 management criteria.

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

7.3 The air conditioning units have already been installed and are at ground level on a small area of land adjacent to the building and are sited in the rear yard part of the site.

7.4 The application is retrospective, and the units have already been installed. The development is relatively minor in nature and sited at the rear of the building would not result in any adverse impact on the character and appearance of the area.

(iii) Impact upon residential amenity

7.5 As noted above, concern has been raised regarding potential noise. Environmental Health have also advised that they have dealt with a previous complaint, but this was resolved by a replacement part. Whilst no specific noise details have been submitted, Environmental Health, having considered the application, raise no objections to the current new position of the units. Furthermore, Environmental Health advise that if any future complaints were to be received in relation to noise from the units in question, that these would be dealt with under other existing legislation.

8 **Conclusion**

- 8.1 As noted above, the development is relatively minor and would have limited and acceptable impact on the neighbours and the character of the area and is therefore considered to be appropriate and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/01087 subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

LOCATION PLAN

BLOCK PLAN

68/2223 - EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Reason: To ensure provision of a satisfactory development.