
Site Address:	Unit 5, 19 Aston Road, Waterlooville, PO7 7XG		
Proposal:	Installation of enclosed rear compound.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00330	Expiry Date:	23/08/2023
Applicant:	Topline Windows		
Agent:		Case Officer:	Bethany Crowther
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

Unit 5, 19 Aston Road, Waterlooville is located within an Industrial Estate to the southwest of Waterlooville. The retail park is accessed from the principal highway network via Hambledon Road (B2150). The site comprises a single storey industrial unit. The unit consists of coated folded steel sheets to the front and side elevation, with brickwork to the rear elevation. There is a conservatory area to the rear of the building which serves as a reception area. The surrounding buildings are industrial in design.

2 Planning History

02/66223/001 - First floor extension to front (western section) of Unit 5 and single storey extension and covered area to side (south) and retention of 2.1m high fence fronting Aston Road., PERM,23/12/2002
02/66223/000 - Construction of first floor extension to front of building and single storey addition to side (south) elevation incorporating garage., REF,27/03/2002
03/66223/002 - Single storey side extension., PERM,12/08/2003
06/66223/003 - Retention of conservatory to south-east elevation., PERM,23/01/2007
APP/18/01139 - Removal of existing entrance; cladding to cover opening. Creation of new entrance to include sidelights., PERM,07/01/2019

3 Proposal

Installation of enclosed rear compound.

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))

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No comments received.

Councillor Mike Seal

No comments received.

Councillor Peter Wade

No comments received.

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) Parking

- (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 development would involve the installation of an extension to the rear of the building. There is currently an existing roof structure which provides a sheltered area, located in the area which would form the proposed compound. The extension would extend approximately 3.6 metres from the original rear wall, have a width of approximately 14 metres and a height of approximately 3.2 metres. The proposed extension would be ancillary to the existing unit.

7.4 The materials of the compound would be dove grey coated folded steel sheets on the elevations and roof. A roller shutter door would also be installed within the compound. The materials are considered in keeping with the context of the main building and industrial setting. The proposed compound would be partially visible from the street scene, namely from the south of Aston Road, however it is considered that

the proposed rear compound would be industrial in appearance and would not have a negative impact on the character of the area.

(iii) Impact upon residential amenity

- 7.5 To the east of the application site, the neighbouring unit is situated on ground of a higher elevation. It is considered that the proposed extension would not cause a negative impact on this unit and would not appear overbearing in the industrial setting. The proposed works are considered to not have a negative impact on the adjacent industrial unit to the north of the application site. The proposal is considered to not have any impact in the form of residential amenity due to its industrial setting.

(iv) Parking

- 7.6 A history search into the unit has shown that the area to the rear of the unit had the rear is not currently used for parking. The applicant has confirmed that no on-site parking is provided. The conservatory to the southeast (approved under retrospective application, 06/66223/003) has restricted vehicular access to this area. Therefore, car parking is no longer possible there. To the south of the site there is an informal car park. On balance, it is considered that the absence of parking spaces at the application site would not cause severe harm to the highways and cannot justify a refusal of this application.

8 Conclusion

The proposed development is considered acceptable as the development would not have a significant adverse impact on the character and appearance of the unit, area or neighbouring properties.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00330 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:
AMENDED BLOCK PLAN (UPLOADED 30/06/23)
PROPOSED ELEVATIONS (UPLOADED 30/06/23)
PROPOSED FLOOR PLAN (UPLOADED 30/06/23)
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.