
Site Address:	2 Solent Road, Havant, PO9 1JH		
Proposal:	Erection of yard racking along northern and eastern boundary and alterations to existing yard racking.		
Application No:	APP/20/01077	Expiry Date:	19/04/2021
Applicant:	Saint Gobain Building Distribution		
Agent:	Mr Loughtman	Case Officer:	Jane Burton
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

2 Solent Road is a Jewsons builders / timber merchant with an associated yard area to the north of the site. The site is adjacent to Solent Trade Park to the east. The site is accessed off Solent Road, and is adjacent to roadways to the north, south (A27) and west. To the north and east the boundary treatment is wire mesh fencing.

2 Planning History

06/54408/004 - Application for the demolition of existing vacant warehouse (B8) and the construction of a builder's merchant with associated yard area (Sui Generis) or for any other purpose within use classes B1, B2 and B8. (Revised submission).
REF,01/12/2006 (Allowed on Appeal)

09/54408/005 - Discharge of Conditions No's 5 (external materials), 6 (Hard & Soft Landscaping), and 12 (Method of Working) of Planning Permission 06/54408/004.,
PERM,18/06/2009

09/54408/006 - Discharge of Condition No. 9 of Planning Permission 06/54408/004 & Appeal reference APP/X1735/A/07/2038464., PERM,17/08/2009

09/54408/007 - Discharge of Condition No. 10 of Planning Permission 06/54408/004 & APP/X1735/A/07/2038464., PERM,30/10/2009

APP/13/00694 - Reserved Matters Application relating to scale, appearance and landscaping following Outline Planning Permission APP/12/00491.
, PERM,08/11/2013

APP/13/00822 - Discharge of Condition 16(B) of Planning Permission APP/12/00491.,
PERM,15/11/2013

3 Proposal

Erection of galvanised still yard racking along northern and eastern boundary and alterations to existing yard racking. The application proposes 5m high racking, to a length of approximately 20.5m along the east elevation adjacent to the site boundary. The proposal initially proposed 5m high racking adjacent to the Solent Road boundary,

however this height of racking adjacent to the public footpath/in the street scene, was not considered to be acceptable. In response the applicant has amended the proposal so that the racking proposed to Solent Road frontage is 2.4m high.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest - St Faith's

No comments received

Councillor J Branson - St Faiths

No comments received

Councillor T Pike - St Faith's

No comments received

Environment Agency

No response received

Hampshire Highways

No objection

Portsmouth Water Company

No response received

Property Services Manager, Corporate Group

Comments:

HBC lease the premises to Saint-Gobain. Under the terms of the lease Saint-Gobain Building Distribution Limited will require landlord's consent for the alterations. Our consent is in addition to what they may require from the Local Planning Authority.

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: 13

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 amenity/neighbours

(i) Principle of development

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

The application proposes racking for storage which is already characteristic of the site given its established use. The initial proposal for 5m high racking adjacent to the Solent Road frontage was not considered acceptable adjacent to the public realm; however this has been amended to a 2.4m height in the revised scheme, considered to be an acceptable height adjacent to this boundary. The proposed racking adjacent to the to east boundary is quite high at 5m, however this is set well back from the street frontage and as such is not considered to have an unacceptable impact on views from the public realm/character of the area.

Overall the proposal is not considered to have an unacceptable impact on the character of the area/street scene having regard to policy CS16 of the HBLP (CS).

(iii) Impact upon amenity/neighbours

EMP Tooling Services is the adjacent unit to east of the site. The proposed racking would be adjacent to the east boundary - next to the access road to rear parking area and built form of this neighbouring unit. Overall, whilst there would be some visual impact it is not considered that the position of the proposed racking would have an unacceptable impact on this unit. There are no residential properties that would be affected by the proposal.

Overall the proposal is not considered to have an unacceptable impact on

neighbouring properties having regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011. It is noted that no objections have been received in respect of this application.

8 Conclusion

The revised proposal is on an existing site for a builders/timber merchant, considered to be acceptable having regard to policies CS16, CS17 and DM14 of the HBLP (CS). It is therefore recommended that planning permission is granted.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01077 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:

3046 (Location Plan)

3046 (Block Plan)

3045006B (Proposed Site Layout) received 09.04.21

3045007B (Existing and Proposed Racking Elevations - Solent Road) received 09.04.21

Reason: - To ensure provision of a satisfactory development.