
Site Address:	60 Hazleton Way, Waterlooville, PO8 9BT		
Proposal:	Single storey rear extension (store) to existing shop.		
Application No:	APP/20/01090	Expiry Date:	11/01/2021
Applicant:	Mr Martin Hall		
Agent:	Mr Trevor Ayles	Case Officer:	Jane Burton
	Mr T Ayles		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is a A1 unit (equine supplies shop) which is part of a block of shops and take away premises with first floor flats above. To the rear of the shops there are yard areas accessed by a vehicular access road. There is an area of open parking and a line of garages to the rear. No.62 to the east (a takeaway premises), and two of the garages to the rear are also marked on the submitted plans as being within the applicants control. The existing plans mark the outline of a proposed building that was granted planning consent under ref. 03/53994/002 to the rear of no.62 although this is not shown as having been implemented. The area to the rear of no.60 currently appears overgrown and the applicant states that the area is vacant and does not provide a servicing area for the shop or amenity space for the flat over. To the rear of no.58, the adjacent retail unit to the west, there is a self contained residential unit with amenity space to the rear.

2 Planning History

APP/15/01286 - 3No. 1 bed flats and 1No. 2 bed flat to rear of 60-62 Hazleton Way, Waterlooville. REFUSED 12/05/2016

3 Proposal

The proposal is a single storey extension to the rear of the existing shop for storage purposes to the A1 unit. The proposed extension would be a flat roofed construction, approximately 8m in depth, approximately 3m in height, and almost full width of the unit. The proposed extension would be constructed of facing brick and would have a high level window and steel security door to the rear.

The proposal has been amended during the course of the process to reduce the depth of the extension slightly to allow an adequate depth for a standard vehicle parking space at the rear.

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)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor A Briggs - Cowplain

No comments were received

Councillor D Keast - Cowplain

No comments were received

Councillor Narinder Bains - Cowplain

No comments were received

Waste Services Manager

No comments were 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: 15

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/adjoining uses
- (iv) Highways and parking

(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 and would be an extension to an existing A1 unit.

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

The proposed development would be located to the rear of a parade of shops and takeaways with flats above. The siting is such that it would have limited impact from public vantage points. The proposed development would be single storey in height. Overall, it is not considered that the proposal would have a harmful impact on the character and appearance of the area.

(iii) Impact upon residential amenity/adjoining uses

The site is currently overgrown and not in use. The site would be adjacent to the takeaway premises to the east which has a yard area to the rear, and adjacent to a ground floor residential property with small rear garden to the west - no.58B. The proposed extension would be quite deep and in proximity of the side boundaries, however the extension would be single storey only. Plans from the original approval of the residential unit to the rear of no.58 and photographs from the applicant show one main rear window as well as one high level window on the side facing toward no.60. An entrance door is shown on the plans to the rear of no.58. The applicant has submitted plans to demonstrate that the proposed extension would not exceed a 45 degree angle when measured from the centre of the rear facing window of the residential unit, thus the proposal would meet with the Councils SPD in this respect. There are no windows in the proposed extension facing toward no.58. Overall, whilst it is considered that there would be some impact it is not considered that the proposed extension would result in unacceptable impact on the amenities of the adjacent residential unit.

(iv) Highways and parking

There is an access road to the rear of the shops, and the application plans mark 2 garages to the rear as also being in the applicants control (as well as no.62 and the residential unit above). There is an area of communal open parking to the rear of the parade. The original proposal would not have left adequate depth for parking/service vehicles to the rear of the extension. Whilst the current owner/shopkeeper is not using the rear of the site for parking, the submission was not considered to adequately demonstrate that there would be sufficient parking capacity for the residential and retail unit having regard to the Councils parking standards, or by capacity parking surveys etc in respect of the open parking areas. Further to this the applicant has reduced the depth of the extension slightly so that a standard parking space depth is provided on site and there is space for a bin store and cycle parking. As such the scheme is now considered to be acceptable in this respect.

8 Conclusion

The proposal is considered to be acceptable having regard to policies CS16, CS17,

DM13 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/20/01090 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:

826/04 (Location Plan/Plans and Elevations as Existing) received 16.11.20
826/05 Rev A (Plans and Elevations as Proposed) received 09.02.21

Reason: - To ensure provision of a satisfactory development.
- 3 The external brickwork to be used shall match, in type, colour and texture, that 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.