
Site Address:	Furuno UK Ltd, West Building 1 Penner Road, Havant		
Proposal:	Additional first floor offices within existing warehouse and roof top gantry.		
Application No:	APP/21/00121	Expiry Date:	30/03/2021
Applicant:	Mr King		
	Furuno (UK) Ltd		
Agent:	Mr Vanags	Case Officer:	David Eaves
	Manhire LLP		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

Furuno UK Ltd, West Building 1 Penner Road, Havant is a modern two storey industrial building with extensive glazing to the west elevation and part north and south elevations but is otherwise clad with metal panels. There are access doors to the northern elevation.

The site is surrounded by industrial and office development mainly of modern two storey design. Parking is provided to the west of the site with access to HGVs into the yard located to the north of the building.

2 Planning History

02/67338/000 Construction of eleven industrial/ warehousing units, including parking and landscaping, for B1, B2 and B8 uses with two new access roads onto Penner Road. PERM 24th April 2003

02/67331/000 Outline Application for development of site to provide 20,200 square metres of B1 (Business), B2 (General Industrial), B8 (Storage & Distribution) and associated car parking. Provision of access onto Penner Road. Permitted 24th April 2003

3 Proposal

Additional first floor offices within existing warehouse and roof top gantry.

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

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)

CS2 (Employment)
DM10 (Pollution)
DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

DR1 (Delivery of Sustainable Development)
E1* (High quality design)
E3 (Landscape and settlement boundaries)
C1* (Protection of existing employment sites)

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

5 Statutory and Non Statutory Consultations

Building Control

No comments received.

Community Infrastructure

No comments received.

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.

Economic Development

No comments received.

Environmental Health Manager, Community Group

Please accept this email as confirmation that we do not have any objections to make in respect of noise. However, should permission be granted we recommend the following condition is attached,

Any external plant installed as part of this permission shall not increase the existing Back Sound Level (LA90) in the area. This shall be assessed in accordance with British Standard 4142:2014+A1:2019.

Hampshire Highways

Whilst the Highway Authority are content that the additional office floor space will not have a detrimental impact on the local highway network, it is unclear what the current / proposed parking provision is and whether this would still be suitable following the provision of the additional office space. However, it is also noted that this is a

matter for Havant Borough Council to confirm in their capacity as local parking authority should there be a shortfall.

The Highway Authority therefore raise no objection to the proposed development.

Langstone Harbour Board

The Board's Planning Sub Committee has considered this application and has no objections to the proposals.

Southern Gas Network

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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) Flood Risk
- (v) Parking/Highways

- (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. The proposal relates to the provision of additional office floorspace at first floor level and alterations to windows and provision of a roof gantry. The proposal provides additional business floorspace will allow the applicant company to meet its needs on site.

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

The proposals involve the provision of additional ancillary office floorspace at first floor level with additional windows to the south elevation, a new fire door to the east elevation and limited internal alterations. In addition a new roof access is proposed to the east side. These changes are considered modest and would have an acceptable impact on the character and appearance of the area. The proposals also indicate the relocation of the Furuno sign and this may need Advertisement Consent and an informative is recommended in relation to this.

(iii) Impact upon residential amenity

The site is set well away from the nearest residential property and subject to the condition recommended by Environmental Health, it is not anticipated that there would be any impact to residential amenities from the proposed alterations.

(iv) Flood Risk

The site is located within Flood Zone 1 (low flood risk), however it is noted that the site lies within a future flood zone taking into account climate change. The use falls within the Less Vulnerable category of development and it is considered that the proposals are acceptable in terms of flood risk.

(v) Parking/Highways

With regard to parking the proposed development, with its additional floorspace has been considered against the Councils Parking Standards. The standards require the following:

B1(a) Office 1 space / 30sqm
B1 (b) (c) high tech/light Industry 1 space / 45 sqm
B2 General Industrial 1 space / 45sqm
B8 Warehouse 1 space / 90sqm

The total floorspace is approx 1,180 sqm with 216sqm of new floorspace.

The building includes various uses including racking, storage and offices, taking B1(b) and (c) as the main use this would require 27 spaces (warehousing would require less). The proposal includes a changed parking layout indicating the provision of 29 parking spaces and this is considered satisfactory subject to a condition to ensure that they are provided.

Cycle parking is shown on the site plan it is noted that for B1 (b) and (c) there is a requirement for the following:

Long Stay - 1 stand / 250sqm (5 spaces required)
Short Stay - 1 stand / 500sqm (3 spaces required)

A condition is required to ensure that provision meets these standards.

8 Conclusion

In conclusion, the proposed development is considered acceptable in principle and has an appropriate impact on the character and appearance of the area. It is not anticipated that the development would be harmful to residential amenity and the development is considered to have an acceptable impact on flood risk. Finally, parking

can be provided on site to meet parking standards.

Planning permission can therefore be recommended.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00121

(A) 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:

Location Plan Drawing No.0064/SL-010
Site Plan Drawing No.0064/SL-011
Proposed Section Drawing No.0064/BD-040
Proposed Stair Section Drawing No.0064/BD-041
Proposed South and East Elevations Drawing No.0064/BD-045
Proposed North and West Elevations Drawing No.0064/BD-046
Proposed Ground Floor Drawing No.0064/BL-030
Proposed First Floor Drawing No.0064/BL-031
Panning, Design and Access Statement 26th January 2021

Reason: - To ensure provision of a satisfactory development.

- 3 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Parking SPD 2016 and the National Planning Policy Framework.

- 4 The additional floorspace hereby permitted shall not be brought into use unless and until details of long and short stay parking have been submitted to and approved in writing by the Local Planning Authority and provided on site. The approved cycle parking shall thereafter be retained and maintained in accordance with the approved details.

The details shall show a minimum of 5 long stay and 3 short stay stands.

Reason: To ensure that suitable sustainable transport options are provided having due regard to policy DM14 of Havant Borough Local Plan (Core

Strategy) 2011, Havant Borough Council Parking SPD 2016 and the National Planning Policy Framework.

- 5 Any external plant installed as part of this permission shall not increase the existing Background Sound Level (LA90) in the area. This shall be assessed in accordance with British Standard 4142:2014+A1:2019.

Reason: In the interests of amenity and to prevent noise pollution and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.