

26th January 2021

**PLANNING, DESIGN AND
ACCESS STATEMENT**

AT

FURUNO WEST BUILDING

1 PENNER ROAD

HAVANT

HAMPSHIRE

PO9 1QY

**PROPOSED ADDITIONAL
FIRST FLOOR OFFICES**

216 SQ.M. - Use E(g)

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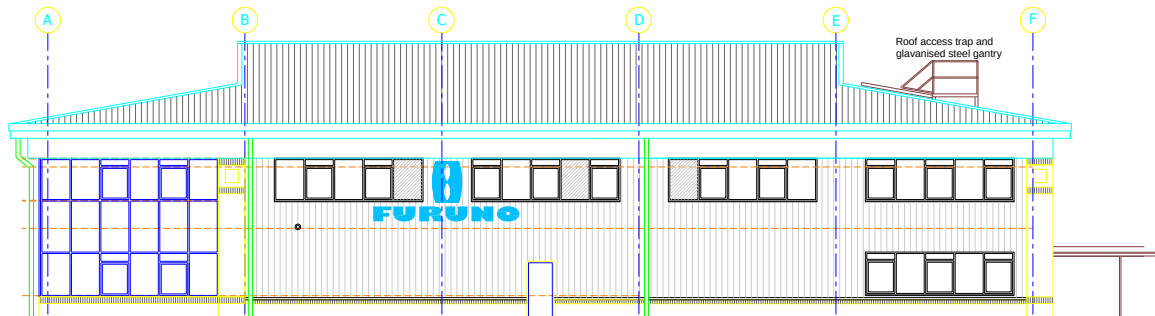
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1 Introduction

- 1.1 Manhire LLP are instructed by Furuno (UK) Ltd to submit a Full Planning Application for the further development 1 Penner Road, Havant; known as west Building:

Additional Office Area 216 sq.m.



South Elevation

- 1.2 The site comprises a total area of 2489 sq.m. originally developed in 2006/7 by SEEDA as part of extension to an established industrial area.
- 1.3 The proposed development is for an addition 216 gross sq.m. of office space within the existing building envelope, plus a roof top gantry for testing and demonstration of marine navigation equipment.

2 The Site

- 2.1 The application site comprises part of a well-established industrial estate to the Southwest of Havant with good access to the A27 trunk road and the A3(M).
- 2.2 Penner Road was an extension of an existing industrial estate supported by SEEDA. In addition to smaller units this includes the local Southern Electric HQ and DPD hub.
- 2.4 The site area is 2489 sq.m. and is principally flat and fully serviced. The proposal does not include new building, but adaptation of the existing to suite a long-term changing business profile.

3 The Company

- 3.1 Furuno is a Japanese electronics company founded in 1938 now with a global reach, primarily specializing in marine navigation, communication and instrumentation.
- 3.2 Furuno (UK)Ltd was established in 1979 to distribute and maintain those products in the region.
- 3.4 With the dramatic advances in electronic and computer products the logistics of supporting field installations has changed requiring less by way of equipment returns and local stock and more office based remote maintenance testing and upgrades.

3 Relevant Planning Policy

3.1 The National Planning Policy Framework:

National Planning Policy Framework

3.2 Local Planning Policy

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Havant Borough Local Plan (Core Strategy) March 2011
CS2 (Employment)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS20 (Transport and Access Strategy)
CS21 (Developer Requirements)
DM10 (Pollution)
DM14 (Car and Cycle Parking on Development (excluding residential))
CS16 (High Quality Design)
DM17 (Contaminated Land)
DM18 (Protecting New Development from Pollution)
Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
DR1 Delivering Sustainable Development in Havant Borough
IN3 Transport and Parking
E1 High Quality Design
E12 Efficient use of Resources and Low Carbon Design

E14 The Local Ecological Network E16 Recreation impact on the Solent European Sites
EX1 Water Quality Impact on the Solent European Sites

Havant Borough Local Plan (Allocations) July 2014

H3 - Housing Density

- 4.2 The proposal will require the cutting of five windows into the cladding of the Southern façade, these are proposed to follow style and size of the existing office ribbon windows, but as individual units.
- 4.3 The windows will require the relocation of the 'FURUNO' sign and logo.
- 4.7 Parking at the time of original construction was on a minimum basis, thus the shortfall to suit the addition floor area is only 9 spaces show added to the yard parking giving a total of 29; this still leaves space for goods vehicle access.
- 4.8 Highways – The site generates very few LGV movement per annum with primarily van delivery and customer distribution.

5 Use Classes

- 5.1 This application is for additional purpose E(g) floorspace withing the B8 area.

6 Conclusion

- 6.1 The site has an established use in a purpose designed business estate, remote from other conflicting uses.
- 6.2 Our application is for an increased floor space within an existing building.
- 6.3 The development would allow the business to evolve with changes in development of the marine equipment.
- 6.4 The external modifications to the building are sympathetic to the existing design.
- 6.5 We hope that the Council will support the application and grant Planning Permission.