

Recommendation: GRANT PLANNING PERMISSION IN RETROSPECT

<u>Havant Borough Pre Submission Local Plan 2036</u>	
E1*	(High quality design)
IN2	(Improving transport infrastructure)
IN3	(Transport and parking in new development)

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

5 Statutory and Non Statutory Consultations

Hampshire Highways

The location of the charging bays will not have an impact on the highway. The Highway Authority therefore raise no objection to the proposal.

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: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations 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

(i) Principle of development

7.2 The site is located in a countryside location, beyond the urban area boundaries and within an undeveloped gap as defined by Policy AL2 of the Allocations Plan. Within these undeveloped gaps planning permission will be granted for small scale development that does not affect the identity or coalescence of the settlements. The proposed development is sufficiently minor in that it only affects the external appearance of an existing site and as such is considered compliant with policy AL2.

7.3 With regard to the form of development the subject of this application, both the emerging Pre-Submission Havant Borough Local Plan and the Emsworth Neighbourhood Plan contain policies supportive of renewable energy schemes, and electric vehicle charging points in particular. The principle of development is therefore supported.

(ii) Impact upon the streetscene

- 7.4 The location of the development is on the southern side of the site and as such this minor development will have no effect on users of the A27. It consists of a substation enclosure at the eastern end of the site and a low voltage enclosure, two power cabinets and two charge posts toward the western end of the site.
- 7.5 The scheme is deemed appropriate in context to the existing building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Impact upon residential amenity

- 7.6 There are no residential properties close enough to be affected by this minor proposal. It is therefore considered that the proposal would have a negligible impact, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/20/00817 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 14776-20 Existing site layout plan
Drg no. 14776-21 Existing Site Elevations
Drg no. 14776-22 Proposed Site Layout
Drg no. 14776-23 Proposed Site Elevations
Drg no. 14776-24 Proposed Equipment Elevations
Drg no. 14776-OS Site Location Plan
Planning, Design and Access Statement

Reason: - To ensure provision of a satisfactory development.