
Site Address: 12 Park Way, Havant, PO9 1HH
Proposal: Application for Non-material amendment of Planning Permission APP/18/00812 relating to relocation of 2 fire doors and removal of a third; window size alteration; increase in canopy height to avoid obstruction to glazed shop front.
Application No: APP/19/01155 Expiry Date: 20/12/2019
Applicant: Mr Pannell
Aldi Stores Ltd - Sheppey
Agent: Mr Chow Case Officer: Tina Pickup
The Harris Partnership
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located within the Central Retail Park on Park Way in Havant Town Centre which comprises 4no. occupied retail units, which are designated as a primary shopping frontage. There is a central shared car park for use by customers for all the units which has pedestrian access to the adjacent park and other parts of the town centre. To the south of the site is a drive thru restaurant and a further two, smaller retail units. To the rear/west of the units, is the service road accessing the rear elevations of each unit. To the north of the development is the train line and to the west are residential properties in Cross Way and North Way.

The application site relates specifically to unit 6B which is the north eastern most unit that has recently been formed from the subdivision of the former larger unit, and Wickes has compressed into unit 6A. The unit is currently vacant and undergoing works to implement APP/18/00812 to form a unit for Aldi to relocate into.

2 Planning History

04/59412/002

Outline application for the demolition of existing buildings and construction of 7,793 square metres gross of A1 retail units and 258 square metres gross of A3/A1 drive through restaurant/ retail unit with car parking and service facilities associated highway works and revisions to the road layout. Permitted - 27/6/05

05/59412/004

Variation of condition 13 of planning permission 04/59412/002 to allow for the provision of 234sq.m of office mezzanine at unit 6 and increase the gross retail floor space to 8,027sq.m. Permitted.

06/59412/007

Variation of Condition 10 of Planning Permission 4/59412/002 to increase the total amount of for the trading of non-bulky comparison goods from 2647sq.m to 4647sqm. and the variation of Condition 13 of Planning Permission 04/59412/002 as amended by Planning Permission 05/59412/004 to increase the total amount of floor space from 8027sq.m to 10,027sq.m by the construction of a mezzanine floor. Perm - 16/6/2006.

APP/18/00812

Variation of Condition 3 of Planning Permission 06/59412/007 to increase the total amount of floor space for the trading of food retail from the retail park. Proposed single storey extension to rear to create a new loading area; alterations to fenestration and site layout following sub division of Unit 6 to create two separate units. Alterations to car park., PERM - 25/10/2018

APP/19/00069

Application for non-material amendment to Planning Permission APP/18/00812 relating to canopy and fenestration to the east elevation. PERM - 06/02/2019

APP/19/00235

Application for non-material change to Planning Permission APP/18/00812 relating to relocation of 2no. fire doors and small increase in roof height. Perm - 27/3/19

APP/19/00844

Display of 2No. wall mounted casement internally illuminated signs, 1No. vinyl non-illuminated sign, 1No. welcome non-illuminated sign, 1No. delivery sign & 1No. delivery directional sign. PERM -15/10/2019

3 Proposal

Application for Non-material amendment of Planning Permission APP/18/00812 relating to relocation of 2 fire doors and removal of a third; window size alteration; increase in canopy height to avoid obstruction to glazed shop front.

This application seeks permission to re-site fire doors and remove one from the side and rear elevations; and increase the height of the shop front display by about 1m with associated increase in height of canopy above.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
DM21 (Shopfronts, Signs, Security Shutters and Advertisements)
AL3 (Town, District and Local Centres)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Planning Considerations

- 5.1 As detailed in paragraph 3 above, this application has been submitted under Section 96A of the Town and Country Planning Act which allows a local planning authority to make a change to any planning permission if they are satisfied that the change is not material. The Government has advised that the requirements for design and access statements, publicity and consultation, and to take reasonable steps to identify unknown owners, would have applied to the original application if relevant. Therefore, those requirements do not apply to this type of application. The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a 'non-material' amendment.
- 5.2 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:
- (i) Impact of proposed changes _
- 5.3 The changes to the fire doors and openings in the side and rear elevations would not be visible from the public area and would make no discernible difference to the appearance of this unit.
- 5.4 It is also proposed to alter the front, south elevation with a proposed increase in height of the glazed shop front, by about 1m. This would also necessitate an associated increase in height of the canopy above the shop front. It is noted that this would result in the shop front and canopy no longer being a consistent height with Wickes in the adjacent unit. However, within this urban commercial area, given the scale of the host buildings, then in fact the change is not considered overly significant. The design of the shop front was not previously controversial with the shop front alterations being noted as being contained within the context of the retail park.
- 5.5 Overall the proposed changes are considered minor in scale relative to the overall development. The proposed changes are not considered to have any material detrimental impact on either the visual appearance of the host building or the street scene terms or have any impact on neighbouring amenity. The proposed changes can therefore be considered a non-material amendment.

6 Conclusion

- 6.1 Overall, the proposed amendments are not considered to result in a material change to the extant planning permission and the changes are recommended for approval.
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7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/01155 subject to the following conditions

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

Site Location Plan Drawing number 2743-SHP-101

Proposed floor Plan Drawing number 2743-SHP-102

Proposed Elevations Drawing number 2743-SHP-103

Reason: - To ensure provision of a satisfactory development.