
Site Address:	SSE, 4 Penner Road, Havant, PO9 1QH		
Proposal:	Erection of modular building.		
Application No:	APP/19/00284	Expiry Date:	03/07/2019
Applicant:	Miss D Lauder		
Agent:	Mr S Berger	Case Officer:	Daphney Haywood
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to the SSE site on the south side of Penner Road, off Southmoor Lane. This is an established industrial area/business park characterised by generally two storey buildings with associated parking areas. The SSE site extends some 150m along Penner Road and the development the subject of this application is sited towards the centre of the Penner Road frontage.

2 Planning History

07/62192/011 - Construction of extension to west of the existing building for 1,424sq. m of use Class B8 floor space and an extension to the north of the existing building for B1 Office use comprising 904sq. m. Insertion of a mezzanine for B1 (Office) use totalling 8,179sq. m, additional car parking areas and modification of existing provision to provide a total of 679 car parking spaces and to increase the height bund along southern boundary of building by .05 metres together with the provision on the land to the south west of the main premises of a high security compound including external storage area totalling 740sq.m., PERM,13/08/2007

08/62192/012 - Addition of secure bicycle parking, external standby power generation plant and fuel cell, incorporating revisions to site layout approved under Planning Applications 05/62192/010 and 07/62192/011., PERM,10/02/2009

APP/10/00387 - Installation of 5No. additional DW Windor, Monaro low profile lamps on 5m columns (street lights) in addition to the existing approx. 10m flood light column to improve the safety of the pedestrian access from Penner Road through Langstone Technology Park. , PERM,16/11/2010

3 Proposal

Erection of modular building. The proposed building would measure 17.3m by 6.6m by approx.4m high, and would be externally finished in sheet material to match the colour pallet of the existing building, and its brickwork. It would be located to the north of the existing building, fronting onto Penner Road, and would be sited in what is currently a hardsurfaced forecourt providing parking space for 2 cars. The building would accommodate facilities such as showers, and a changing room for staff cycling to work.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS2	(Employment)
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

County Ecologist

Given the scale, location and nature of the proposals I would not raise any concerns in relation to ecological matters

County Minerals

No comments received

Conservancy Office, South East England

Ancient woodlands are irreplaceable. They have great value because they have a long history of woodland cover, with many features remaining undisturbed. This applies equally to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS)

It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, ancient trees or veteran trees, unless "*there are wholly exceptional reasons and a suitable compensation strategy exists*" (National Planning Policy Framework paragraph 175c).

Officer note - *The area under consideration fronts onto Penner Road and is currently hardsurfaced. No ancient woodland will be affected by the development.*

Developer Services, Southern Water

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link
<https://beta.southernwater.co.uk/infrastructure-charges>

Our initial investigations indicate that there are no public surface water sewers in the

area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer. It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order:

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk”.

Engineering/Drainage

No comments received

Environment Agency

No comments received

Langstone Harbour Board

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

Traffic

We are happy that amendments have been made to reduce the loss of car park space but should this development be given permission then we would request that provision is made for a sum no less than £5000 (plus the costs associated with advertising the proposals and any works) to be provided by the developer to be set aside to allow a TRO to be processed at any time during the period beginning from the commencement of development and ending 5 years from practical completion of the development, to ensure that any parking from the development does not interfere with the capacity, operation or safety of the new road layout or adjoining local highway network.

Officers note - see section 7

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: 18

Number of site notices: one

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 streetscene
- (iii) Highway matters
- (iv) Ecology

(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.

(ii) Impact upon the streetscene

The proposed modular building is relatively large and being of panel construction is of different character to the attractively designed main brick building. However, it would be set back from Penner Road, seen against the backdrop of the main building, and partly screened by the existing landscaping on the Penner Road frontage. Additionally the application has been amended to provide a brick slip finish to the building to match the brick finish of the main building, and as such it is on balance not considered to detract from the visual amenities of the street scene.

(iii) Highway matters

The proposed building would displace 2 car parking spaces, reducing the number of spaces on site from 680 to 678. The use of the site has a history of generating excess demand for parking that cannot be accommodated on site and this has resulted in the need for a number of Traffic Regulation Orders on the local highway network including on Penner Road. The Traffic Team have requested funding for a TRO but in order to progress this request it would be necessary for the resulting planning obligation to meet the following tests, as set out in the NPPF:

56. Planning obligations must only be sought where they meet all of the following tests:

- a) necessary to make the development acceptable in planning terms;*
- b) directly related to the development; and*
- c) fairly and reasonably related in scale and kind to the development.*

In this case, given the relatively small loss of parking provision resulting from the development (2 spaces only), which would be offset by improved facilities for cyclists and should encourage a shift towards this form of transport, it is considered that funding for a TRO cannot be substantiated.

(iv) Ecology

The application is supported by a Biodiversity checklist which has been assessed by the Ecologist and given the scale, location and nature of the proposals has not raise any concerns in relation to ecological matters.

8 **Conclusion**

The proposed modular building whilst not of similar character to the existing main brick building, would not be prominent, and the small reduction in car parking provision is considered to be offset by the improved facilities for cyclists, and approval is recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00284 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
Site Plan Rev 01
Block Plan EX Rev 0
Block Plan PR Rev 02
Layout GD Rev 04
Elevations 01 Rev 1

Reason: - To ensure provision of a satisfactory development.
- 3 The building shall be externally finished in brick slips to match the colour and texture of the brick finish of the main 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.