
Site Address: Unit 2A, Station Approach, North Street, Emsworth, PO10 7PW
Proposal: Installation of a commercial paint spray booth with new extraction chimney to northern elevation.
Application No: APP/19/00036 Expiry Date: 15/03/2019
Applicant: Mrs H Watson
Innova Design & Build Ltd
Agent: Case Officer: Rachel Ballam
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

The application property is a large single storey commercial unit understood to be in use for engineering and manufacturing processes falling within Use Class B2. The site is fronted by a generous parking area, which provides a wide degree of separation from the residential development to the south. The site is raised quite significantly relative to the development to the south. The unit is situated due west of the train station and immediately backed by the railway line. The premises is flanked on both sides by further commercial buildings.

2 Planning History

None

3 Proposal

The application proposes the installation of a commercial paint spray booth within the premises. A flue and extraction chimney would protrude from the booth through the northern roof pitch and northern elevation of the host property, respectively, each achieving a height of 4.38m above ground level, on a level with the building's main ridge. No change of use is proposed; the operations facilitated by the proposal would fall within existing Use Class B2.

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

CS16 (High Quality Design)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

DM18 (Protecting New Development from Pollution)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Southern Water would have no objections to the above proposal.

Please note there is a private culverted surface water sewer within the site.

Due to changes in legislation that came in to force on 1 st 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 S021 2SW (Tel: 0330 3030119) or www.southernwater.co.uk".

Environment Agency

We have no objection to the proposal as submitted.

Environmental Health Manager, Community Group

The proposed spray booth and extraction flue are to be positioned on the northern side of the structure. Nearest residential receptors are approximately 80 metres to the south. As the system will include a purpose designed filtration system, I don't envisage any adverse impact on residential receptors. However it is advised that the filter cartridges in the filter chamber in the extractor group can be easily changed out to carbon filters if so required. I therefore have no adverse comments to make in regard to this application. (Mark Moss)

No objection to the principle of development on pollution grounds. (Jonathon Driver)

Network Rail

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: 3

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

Summary:

Comment:

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 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 character and appearance of the area

7.3 The majority of the proposed development would be contained within the host property. The protruding flue and chimney would be situated to the north of the main building and would not exceed the height of the existing roof. As such the development would be largely obscured from view by the bulk of the host premises and would therefore have very limited impact upon the appearance of the locality.

7.4 The proposal would be appropriate in context to the commercial nature and character of the application site and its setting and would not represent a significant negative impact upon the visual amenity of the building or the wider locality.

7.5 The proposal is therefore considered acceptable in respect of scale and design and would be in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy).

(iii) Impact upon residential amenity

7.6 Owing to the substantial separation distance between the host property and residential development to the south, and the location of the proposed flue and chimney to the north side of the building, the proposal would not impact upon the outlook or light of the nearest properties.

7.7 Environmental Health officers were consulted with regards to pollution in the form of noise, smell and contamination which could arise from the development. No objections

were raised nor any amendments requested by Environmental Health officers; informatives were advised and these have been attached the Decision Notice.

- 7.8 Consequently, it is considered that the proposal would have a limited and acceptable impact upon residential amenity and would be in accordance with Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy).

8 Conclusion

- 8.1 It is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have minimal impact on the properties immediately adjacent to, opposite or to the rear of the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). The application is therefore considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00036

(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:

INNOVA/2018/DR-02 - Proposed installation positioning. Plan view and Section elevation.

Location Plan

Eurotecno Proposal INNOVA/18/01, dated 12th November 2018

Reason: - To ensure provision of a satisfactory development.