

Recommendation: **GRANT PERMISSION**

5.1 No consultations require for this application.

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: 16

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
I don't object to the alterations to the front of the shop, but I strongly object to having delivery vehicles for the shop coming through our shared car park. The residents car park is just that, it is not suitable for delivery vans/lorries. A large lorry would either have to reverse all through the car park to get to the rear of the shops or drive in and reverse out. Our car, plus the other residents and visitors cars, are parked there at different times during the day and all night. This would mean that a lorry trying to reverse either in or out would have very little space for manoeuvring and would very likely cause damage to one or more of our vehicles	The originally submitted Design and Access Statement incorrectly stated that deliveries were to be to the rear of the units. An amended version has been provided showing deliveries will be to the front of the units.
There is no objection to upgrading the front of these shops but this is the part of the planning that I object to: 5.1. Customer parking would be at the front of the building as at present, with delivery vehicles accessing through the rear. Where is this access to the rear of the shop for deliveries. Swan has access through the residents car park for the sole purpose of parking at the rear of the shops but the car park is not for delivery vehicles therefore access would have to be through the access at the end of the shops. The car park is for the residents of Kittiwake Row and is not fit in layout or size for large delivery vehicles which would have to come close to the rear access gates of the 4 properties and therefore would be unsuitable in a health and safety aspect due to the gates accessing straight onto the car park. Also, the entrances to both the residents car park and the rear of the shops are limited in width and are therefore unsuitable for delivery vehicles. Deliveries would have to be to the front of the shop and not across the entrance and exit to the car park that regularly takes place blocking residents access both in	See comments above.

and out of the car park. Spaces to the front of the shops need to be made available on delivery days for this purpose.	
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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 It is considered that the alterations to the shopfront to the premises would be acceptable in principle.

(ii) Impact upon the character and appearance of the area

7.3 The proposed alterations to the fenestration to the rear of the building will not be readily visible from the public domain. The alterations to the shopfront would not increase the scale or bulk of the building. The proposed design, including the materials specified on the submitted details are considered to be an improvement to the existing visual amenity. It is therefore not considered that the proposal would have a significant impact on the character and appearance of the application site or the character or visual amenity of the locality.

(iii) Impact upon residential amenity

7.4 Due to the nature of the proposal it is not considered that the works would have an adverse impact on the occupiers of the neighbouring properties.

8 **Conclusion**

8.1 The proposed alterations are considered to be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site or the character or visual amenity of the locality. The planning application should therefore be approved.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00101 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:
Amended design and access statement - received 29.03.19
Existing roof and ground floor plan - 01 - received 24.01.19
Existing elevations - 02 - received 24.01.19
Proposed roof and ground floor plan - 03 - received 24.01.19 (rev c)
Proposed elevations - 05 - received 24.01.19 (rev c)
Block plan showing parking - 07 - received 07.02.19 (rev d)
Block plan - 08 - received 07.02.19 (rev c)
Site plan - 09 - received 07.02.19 (rev d)
Location plan - 10 - received 07.02.19 (rev d)
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans.
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.