

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager (Environment Team), Community Group

I have reviewed the application documents, and note that the proposals relate to changes to the building fabric, without any significant groundworks or other material change to the intensity of use, or environmental (or health) risk sensitivity of the site.

In this way, I have no contamination or pollution concerns for a continued commercial use of the site which utilises extant services.

In terms of Air Quality, I note that the applicant is seeking consent for a solar installation. I note that the location, building aspect and roof pitch appear very favourable for such an installation.

This service would support the scheme on the basis of it's improvement to the sustainability credentials of an existing structure, and it's ultimate avoidance of local energy use - particularly if currently served by local combustion of fuels (so having a positive direct impact on local emissions)

Environmental Health

No objections. Informatives are recommended

Network Rail

No comments received

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: 6

Number of site notices: 1

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 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. The creation of a trade counter to the front of the warehouse would not represent a material change of use due to the small scale of the trade counter area (approximately 33sqm) within the warehouse which is approximately 725sqm in total. A statement provided by the applicant has confirmed that the retail element of the business is overwhelmingly online with numbers of customers expected to visit the trade counter comprising a very small number.

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

- 7.3 The existing exterior of the building is poorly maintained with a mismatched appearance. The proposed external changes would bring about a more aesthetically pleasing appearance with a palette of materials that would integrate more effectively than existing. The entrance area would be further highlighted with glazing that wraps around the south eastern corner thereby giving the building a more clear and legible form. The dimensions of the building would not alter and the predominant colour of the walls, roof, fenestration and other elements of the building would be grey, factors which would ensure the building would not become unduly prominent within the wider area. The proposed rooflights would be set down from the ridge and set back from the eaves and would appear an even and proportionate addition. The solar panels would be added to the southern elevation only and would cover a relatively small area of the roof area. In bringing these points together, it is concluded that the overall proposal would improve the visual aesthetic of the building and would cause no undue harm to the character of the wider area thereby meeting Policy CS16 of the HBLP (Core strategy).

(iii) Impact upon residential amenity

- 7.4 The building is approximately 30m from the nearest residential properties to the south west and 11.4m from Unit 2A of the Station Approach estate to the east. The alterations would not reduce these separation distances or result in the formation of openings that would increase overlooking of either the residential properties or the adjacent commercial unit. The Environmental Health team raised no objection and deemed that there would be no intensification of the use of the site and that the use of solar panels would be a progressive step in regard to improving air quality. Therefore, it is deemed that the alterations would cause no undue harm to the amenity of nearby occupiers meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have no undue impact on the character of the wider area or on neighbouring amenity and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application

APP/19/00253

(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:

Proposed Location & Block Plans Drwg No. D00; Proposed Floor Plan for Existing Warehouse Drwg No. D01 REV B; Proposed Elevations for Existing Warehouse Drwg No. D02 REV B

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match those given on the received application form and proposed 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 2018.