
Site Address:	AL Motors, 35 Aston Road, Waterlooville, PO7 7XF		
Proposal:	Erection of extension to industrial building.		
Application No:	APP/19/00130	Expiry Date:	08/04/2019
Applicant:	Mr Longlands AL Motors Ltd		
Agent:	Mr Holman HRP Architects Ltd	Case Officer:	Emma Chisnall
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 AL Motors are a specialist car repair and serving company which occupy the unit at 35 Aston Road within an established industrial estate. The unit is large in scale at approximately 212sqm and has an area of storage to the side which is proposed to be built over with a solid extension to provide a covered storage area for machinery which serves the business as a B2 use.
- 1.2 The unit is single storey in height and constructed of a mixture of trapezoidal cladding with steel portal frames and is positioned amongst other units of industrial use. One access serves the unit from Aston Road and the front amenity space is fully hard-surfaced to provide a parking provision onsite for multiple cars with off road parking in addition to this.

2 Planning History

None

3 Proposal

Erection of extension to industrial building.

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)

DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency

We have **no objection** to the proposed development as submitted, **subject to the inclusion of the following condition**, in any permission granted.

We consider that planning permission could be granted to the proposed development, as submitted, if the following planning condition is included as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

Condition – Unidentified contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason

To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 170 of the National Planning Policy Framework.

Officer comment: *This shall be included as a condition with the decision*

Environmental Health

No adverse comments.

The above however does not prejudice any comments that Jonathan Driver, Environmental Control Officer, may still make in regard to 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: 11

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 streetscene/character of the area
- (iii) Impact upon residential amenity

(iv) Car Parking

(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.

7.3 The unit is located in an established Industrial Estate off Aston Road and between Jubilee Road to the north and Hambledon Road to the south. The unit is used by a garage to fix and service cars with the unit being set away from neighbouring residential dwellings by a substantial distance.

(ii) Impact upon the streetscene/character of the area

7.4 The proposed extension would result in an addition of approx 81sqm of new floor space which is considered to be modest when compared to the scale of the existing building. The building would be finished in matching materials to that of the existing and would be single storey in height. This shall result in a slightly more imposing building however this would sit within an industrial context with buildings of varying heights. It is considered that the proposed development would have an acceptable and limited impact on the character and visual amenities of the area.

(iii) Impact on residential amenity

7.5 The closest residential properties are situated in Jubilee Road to the north and are approx 122.79m from the site. These properties are set closer to other industrial buildings within the estate and taking into account the substantial distance between the development and neighbouring dwellings it is considered that the proposed extensions would have a negligible impact on the nearest residential properties.

(iv) Car Parking

7.6 The proposal would result in an additional floorspace of approx 81sqm increasing the cover of the site from 212sqm to 293sqm and it is noted that part of the works would make use of an area onsite currently used for storage. The Council's Parking SPD sets out a minimum car parking standard of 1 space per 45sqm, resulting in a demand for 6.5 spaces to serve the expanded premises. The site is able to accommodate multiple cars onsite alongside off road parking and proposes that the site can accommodate 7 spaces onsite to the required space standards to meet the Parking SPD. It is noted that the spaces do not achieve a 6m gap between them which is the preferred distance to ensure cars can be moved and exit the site in an appropriate way, however, given the position of the site and off road parking available it is considered that the application site can accommodate the required number of spaces with a suitable gap between the two areas of parking. Therefore, on balance, the impact is considered to be acceptable and to meet the needs of the unit whilst not resulting in an unacceptable impact on the availability of car parking. This shall be conditioned to be installed and retained as part of the proposal.

8 Conclusion

8.1 In conclusion, the proposed development is considered to be acceptable in principle and would have an acceptable impact on the character and appearance of the area. The impact on neighbours would be negligible given the sites industrial context.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00130 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:

Site Plan including Proposed Floor and Elevations Plan with Parking Layout Plan: Drawing No 8829-02 Rev A Received 26.04.2019

Location Plan including Existing Floor and Elevations Plan with Photographs: Drawing No 8829-01 Received 26.04.2019

Planning Statement: Received 26.04.2019

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing 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.

- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans Site Plan including Proposed Floor and Elevations Plan with Parking Layout Plan: Drawing No 8829-02 Rev A Received 26.04.2019 to serve the development hereby permitted shall be made fully available for use prior to the extension being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in accordance with policy DM10 of the Havant Borough Local Plan (Core Strategy) and paragraph 170 of the National Planning Policy Framework.

