January 2019

Planning Statement

Side extension to existing unit at AL Motors, 35 Aston Road, Waterlooville

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1 Introduction

1.1 This Planning Statement is provided in support of an application for a side extension to the existing industrial building to be used for internal storage

1.2 It concerns AL Motors, Unit 35 Aston Road, Waterlooville to be known as the site.

1.3 AL Motors are specialists in car repairs and servicing and an important established employer in the locality.

1.4 It is our view that the proposal accords with the relevant development plan and that as such permission should be granted. This is because section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan unless material circumstances indicate otherwise. In addition, approval had been granted in 2014 for a similar proposal.

Structure of Planning Statement

1.5 This Planning Statement outlines the context and planning background to the site, summarises the proposal, and then identifies how these comply with relevant planning policies and other material considerations. It should be considered alongside all of the other documents comprising the planning application package (see below for details of the format for submission).

1.6 The planning statement is structured as follows:

- Section 2: The site, its surroundings and planning history
- Section 3: The proposals
- Section 4: Relevant planning policy
- Section 5: Justification for planning permission
- Section 6: Conclusions

Description of development

1.7 Full planning permission is sought for:

To erect an industrial extension adjacent the existing building

Application Contents

1.8 The application includes the following supporting items and documentation:

- Planning Application Fee;
- Completed Application Form;
- Location Plan 1:500;
- Full Set of Architectural Drawings;
- Planning Policy Statement

2 Site and context

The site

2.1 The site is south of the town of Waterlooville, close to the A27 and the A3(M)

2.2 Being situated in a predominately industrial and commercial location, the unit is in a well established industrial estate.

2.3 There is one vehicle and pedestrian accesses to the site, both off Aston Road which is accessed from the West of the site with off road parking available to the front of the unit.

2.4 The site is not in a conservation area and not locally listed.

3 The proposal

Proposal

3.1 The application proposes the following:

To erect an industrial extension adjacent the existing building

3.2 The proposed scheme will create new storage by the proposal of an extension to the existing building.:

Unit	Type	Size (sqm)
Proposed new extension	n/a	74.3

3.3 Cycle parking and refuse facilities will be provided all as existing. Plenty of parking exists and the proposal will not affect this.

Appearance

3.4 The proposal will be in keeping with the existing aesthetics, and materials will match the adjacent extension in order to merge the buildings.

3.5 The proposed building will be located adjacent the existing commercial extension and main building and the most logical position to maximise the potential for the client but minimise the impact on the surrounding area.

3.6 The proposal is required to store further machinery in a safe manner to help with the operation of the business, and the main use is B2. Although the extension will be mainly used for storage the application will not entail a change of use as the equipment is used in the manufacturing process and thus ancillary to the main use.

4 Relevant planning policy and other material considerations

4.1 This section provides an overview of those planning policies relating to the planning application as well as other material considerations.

4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. Other material considerations include items such as national planning policy guidance or statements, up-to-date research and / or site specific reasons.

4.3 Section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that where there is a difference in policy, the most recently adopted policy takes precedence.

4.4 The Havant Borough Core strategy was adopted in March 2011 replacing the local Havant Plan in 2005.

4.5 Regard should also be had to the Government's National Planning Policy Framework (NPPF, 2012).

National planning guidance

National Planning Policy Framework (NPPF, 2012)

4.6 The National Planning Policy Framework (NPPF) sets out the Government's commitment to sustainable economic growth and requires Local Planning Authorities (LPA) to approach decision-making positively and proactively. Paragraph 7 provides three dimensions to sustainable development in the planning systems. One is to encourage a strong and competitive economy. The key sections in the NPPF are set out in the following table.

NPPF Section	Key Consideration
Paragraph 7	Sufficient land of the right type is available in the right place and at the right time to support growth and innovation and by identifying and co-ordinating development requirements including the provision of infrastructure
Paragraph 14	Seek opportunities to meet development needs in the area
Paragraph 17	Planning should pro-actively drive and support sustainable economic development to deliver the business and industrial units that the country needs.
Paragraph 19	The government is committed to ensuring that the planning system does everything it can to support sustainable economic growth
Paragraph 186	LPA's should approach decision taking in a positive way to foster the delivery of sustainable development.

Local planning guidance

4.7 The relevant policies that should be considered include:

Policy Reference	Policy Summary
CS2	Planning permission should be granted for developments that prioritise the use of previously developed land for the provision of new employment
CS16	Development should demonstrate that design responds to the local context and does not cause harm to neighbours.
CS17	Encourage development to be located on already developed land.

5 Site History

5.1 A check of Havant Borough Councils planning history has shown no previous planning history.

6 Conclusions

6.1 The proposals will support the manufacturing process carried out on the premises and provide additional employment due to the business expanding.

6.2 The proposals have been designed to blend in with the existing buildings and will use the exact same cladding as the existing unit on land owned by the client.

6.3 The proposals comply with planning policy and as such should be granted consent