
Site Address:	10 Aston Road, Waterlooville, PO7 7XG		
Proposal:	Erection of side extension to existing industrial building.		
Application No:	APP/19/00551	Expiry Date:	18/07/2019
Applicant:	Mr Hall		
Agent:	Mr M Holman	Case Officer:	Lesley Wells
	HRP Architects		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies within an industrial estate on the south-east side of Aston Road. Vehicular access is from Aston Road. The main building consists of brick external walls and what appears to be a corrugated cement fibre roof. To the front of the property is an area of forecourt car parking.

2. Planning History

02/51287/006 - Renewal of Planning Permission 97/51287/004 to retain single storey building to north of site used as office accommodation., TPP,20/12/2002

95/51287/003 - Application for Certificate of Lawfulness for use of land at Unit 10 for the display and sale of motor vehicles., PERM,06/11/1995

04/51287/007 - Application to vary Condition 1 of Planning Permission 00/51287/005 to extend the period given for the commencement of erection of a single storey side extension., PERM,01/02/2005

97/51287/004 - Erection of single storey building to north of site to provide temporary office accommodation, TPP,09/12/1997

00/51287/005 - Single storey side extension to workshop, PERM,27/03/2000

3 Proposal

The proposal is for the erection of a side extension, with materials to match, to an existing industrial building, with a Class B2 use. The proposal would be ancillary storage for the Class B2 use.

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

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

No adverse comments

Councillor Mike Seal

Councillor Peter Wade

Environment Agency

Environmental Health Manager, Community Group

Hampshire Highways

Where the proposed extension is to be located there is already a dropped kerb available to serve its parking. No objection to this proposed development.

Portsmouth Water Company

Building Control

No adverse comments.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
No objection to the building itself but 2 of the parking spaces proposed are on a shared access road to units 11, 12 and 13, which needs to be clear at all times to gain access to the rear yards. Existing planning states that it must be	Noted and covered below.

kept clear all times.

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) Parking

(i) Principle of development

The application site is situated within an urban area and an industrial estate where further development is considered acceptable subject to the usual development control criteria. The principle of a single storey extension to the side of this building was established under reference 00/51287/005 in 2000. This permission was renewed under reference 04/51287/007 in 2005. There is no evidence on site that this permission was implemented; hence the submission of this application. Within this permission, there was a condition relating to on-site parking, which could relate to the point raised by third party representations and the access.

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

Following the grant of a Lawful Development Certificate under reference 95/51287/3, the lawful use of the application is '...for the display and sale of a maximum of five motor vehicles...'. The proposal is for an extension of an industrial building, on an industrial estate, surrounding by commercial development. The design of the building reflects the existing building and other buildings within the locality and would have no material impact on the character and appearance of the area.

The design and appearance of the proposal is therefore deemed appropriate in context to the main building and is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Parking

The Highway Authority has no objection to the proposal which would be facilitated by an existing dropped kerb.

The proposal would generate a gross internal floorspace of 100.5 sq m. As set out in the Borough's Parking Supplementary Planning Document, for Class B2 use, the minimum parking standard is 1 space per 45 sqm. The proposal originally showed 4 car parking spaces; 2 of which were shown on the shared access. To address the objections, the applicant has deleted 2 car parking spaces shown on the shared access. (The applicant has confirmed he owns the access.) The remaining 2 car parking spaces are shown to the front of the site. Having regard to the location of the site, within an industrial site, 2 spaces are considered, on balance, to be adequate for the proposal, in accordance with the aims of policy DM13 of the Core Strategy and the Borough's Parking Supplementary Planning Document.

Conclusion

The principle of the development is considered to be acceptable, which would not have a material impact on the locality. The level of parking is considered to be appropriate, on the individual merits of the application.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00551 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 car parking arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Existing/proposed plans, elevations and location plan - drawing No: 8851 - 01A.
Reason: - To ensure provision of a satisfactory development.