
Site Address:	Lewmar Marine Ltd, Southmoor Lane, Havant, PO9 1JJ		
Proposal:	Retention of building to rear of main industrial building temporarily approved under Planning Permission APP/14/00912.		
Application No:	APP/19/00380	Expiry Date:	03/06/2019
Applicant:	Lewmar Marine Ltd		
Agent:	Mr Metcalfe	Case Officer:	Tina Pickup
	Squires Planning		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a large industrial site located within the Broadmarsh industrial area. The site lies to the east of Southmoor Lane, close to the newly upgraded roundabout of Brockhampton Road and Harts Farm Way and extends all the way east to Brookside Road. There are two separate buildings on the overall site currently occupied by Lewmar and these are both two storey in scale. The site is served by an in and out vehicular access with large parking area to the front (west). To the rear, Brookside Road is slightly higher than the site and the embankment is largely bounded with a line of mature evergreen trees, which drops to a hedge at the southern end.

The area is predominantly industrial in nature, with various sized buildings and large areas of hard standing used for parking and storage. On the south side of Brookside Road there are however are a small number of residential properties which abut the northern boundary of the site.

The "temporary" structure has been on site since its 2014 permission. It is attached to the rear of the building and is used for storage. It is white/pale grey and walls are constructed of rigid steel cladding.

2 Planning History

91/53178/005 - Addition of canteen to south west elevation of north block, PERM,11/07/1991

06/53178/006 - Erect steel framed industrial canopy (5m x 6.5m x 4.3m)., TPP,22/05/2006

APP/10/00315 - Alterations to site access and exit., PERM,25/08/2010

APP/14/00824 - Erection of a temporary building for storage purposes., WD,15/09/2014

APP/14/00912 - Erection of a temporary building on rear hard standing for storage purposes., PERM,10/11/2014

92/57053/000 - Industrial/warehouse unit with office and car parking Classes B2 and B8, PERM,21/05/1992

3 Proposal

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The building measures 35m x 8m x 5.2m high

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS2 (Employment)
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

Building Control

No comments (building is existing).

County Minerals

None received

Southern Water

No objections. Exact position of the public foul sewers must be determined on site by the applicant before development finalised. Easement detail supplied. To protect drainage apparatus request pre-commencement condition

Officer Note - as a retrospective application seeking permanent permission for a structure already on site, this pre-commencement condition is not considered necessary.

Property Services Manager

HBC is the Head Landlord of the premises. I can confirm that under the terms of the Head lease it will be necessary to obtain landlords consent for the alterations.

Southern Gas Network

SGN has a high pressure gas pipeline in the vicinity but the safety and integrity of the asset will not be affected by the proposal. Should plans change then must contact SGN. List of restrictions supplied to safeguard plant and equipment.

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

Comment	Officer Comment
None received	

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
- (iv) Highway implications
- (v) CIL

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The principle of enabling an existing local business to meet its business requirements is supported by the NPPF and Local Plan Policy CS2.

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

The structure is sited on the rear elevation of the industrial building which is set lower and well screened from Brookside Road. It has a separation of some 13m to the edge of the site and is also seen against the backdrop of the main building. Overall it is not visually prominent and blends with the character of the site. The materials it is constructed from have a degree of permanency being aluminium framing with rigid steel cladding. It has the appearance and expected longevity of a permanent structure.

In this industrial area the retention of the development is not considered to be out of place and would be considered compliant with policy CS16.

(iii) Impact upon residential amenity

There are some residential properties slightly to the north of the structure, having a minimum separation of 20m. However the structure has been in use for storage purposes for some 4 years without complaint. The separation distances and relative siting with the main building acting as a buffer, are such that the retention of the structure would not visually harm their outlook. The structure is used for storage and as such it is considered that there would be no detrimental impact from noise or comings and goings relative to the site overall to materially cause any harm to amenity.

It is therefore considered that the retention of the structure would not result in any unacceptable harm to neighbour amenity by way of noise disturbance, overbearing effect, overshadowing or loss of light.

(iv) Highway implications

The staffing and parking to serve the development did not increase when approved as a temporary structure in 2014 and the use has operated since. The overall site has sufficient parking to accommodate the continued siting and use of structure. Vehicles will still be able to enter and exit the site in a forward gear. It is not therefore considered that the development would result in matters prejudicial to highway safety or on-site parking.

(v) CIL

Havant Borough Council's current charging schedule sets a zero rate for industrial or office floorspace. Therefore, whilst the proposal does result in additional floorspace there is no CIL liability charge.

8 Conclusion

The continued siting of the storage area and its use is not considered to adversely impact the character and appearance of the area and would not result in unacceptable harm to neighbour amenity or highway safety. The permanent retention of the development is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00380 subject to the following conditions

- 1 The development hereby permitted shall be retained at all times in accordance with the following approved plans:

Location and Block Plan drawing number 02-851-01
Detailed Floor Plan drawing number CAD 3

Reason: - To ensure provision of a satisfactory development.