
Site Address:	Apollo Fire Detectors Ltd, 36 Brookside Road, Havant, PO9 1JR		
Proposal:	Erection of an industrial building ancillary to existing operations at Apollo Fire Detectors Ltd. for a period of 1 year.		
Application No:	APP/19/00252	Expiry Date:	26/04/2019
Applicant:	Apollo Fire Detectors Limited		
Agent:	Mr Lee	Case Officer:	Tina Pickup
	Mosaic Town Planning		
Ward:	St Faiths		

Recommendation: **GRANT TEMPORARY PERMISSION**

1 Site Description

The application site relates to a large industrial site located within the Broadmarsh industrial area. The site lies to the north east of the newly upgraded roundabout of Brockhampton Road and Brookside Road; and lies immediately south of the A27. The existing buildings on the site comprise 2 halves - the western half is a two storey grey clad warehouse style unit which is linked to a three storey brick and clad building that is more office style. A single access serves the site off Brookside Road with large parking area to the front (south). The site is bounded by chain link fence with a grass strip and boundary trees. To the west, the bridge of Brockhampton Road is higher than the site and there is some mature tree screening along this western boundary.

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.

The site of the proposed industrial building is currently occupied by a number of blue shipping containers.

2 Planning History

96/58192/002 - 5 total non-illuminated signs to north, south and west elevations of building 1, 2 total non-illumination signs to north and east elevations of building 2, 3 illuminated signs to south elevation of building 1 and 2 illuminated signs to south elevation of building 2, PERM,23/08/1996

94/58192/001 - Refurbishment (including recladding) and extension of existing buildings and formation of additional car parking areas, PERM,17/11/1994

93/58192/000 - For Sale banner on north elevation fronting the A27, PERM,

07/58192/003 - Display of non-illuminated monolith sign (height 2.07m) on corner of Brookside Road and Brockhampton Road. , PERM,21/09/2007

APP/12/00541 - Construction of two storey extension to west elevation to accommodate new lift shaft., PERM,19/07/2012

APP/13/00029 - Display of 2No. illuminated fascia and 1No. non-illuminated fascia signs., PERM,11/03/2013

APP/14/00056 - Application for Certificate of Lawfulness of proposed development relating to installation of solar panels to 3No. roof areas and associated equipment., WD,27/02/2014

APP/14/00169 - Installation of solar panels to roof., PERM,21/03/2014

APP/16/00351 - Lawful development certificate for the siting of portacabin unit containing 6 showers for employees use., WD,05/05/2016

3 **Proposal**

Erection of an industrial building ancillary to existing operations at Apollo Fire Detectors Ltd. for a period of 1 year.

The proposed temporary structure would measure 15.25m wide x 10.1m deep with height to eaves of 5.2m and to ridge of 7.7m. It would be constructed of grey steel panel walls with white PVC roof. It would be linked to the southern elevation of the warehouse style building, within its eastern corner.

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**

Southern Water

No objection

Details indicate surface water drainage is via a watercourse; Council's technical staff should comment on adequacy of the proposal to discharge surface water to the local watercourse.

Should any sewer be found during construction works, the applicant is advised to discuss the matter with Southern Water.

Officer comment: *The site the subject of the proposed development is already hard surfaced with blue shipping containers located on it. The proposed plans indicate that surface water from the roof of the new building will discharge to the hard surface in much the same way as currently occurs. It is not considered therefore that the proposal will have any impact on drainage.*

Highways Authority

This temporary proposal appears not to interfere with the on site parking and manoeuvring of vehicles and therefore I confirm the Highway Authority have no objection to this proposal

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 proposed structure would be sited on the front of the warehouse style building and therefore visible from Brookside Road. However the existing front facade of the building is set back some 30m from the highway. In this large site the proposed grey temporary structure would be relatively small and seen against the backdrop of the grey warehouse and would not be overly obtrusive in the streetscene, having a separation of 20m to the highway.

The existing blue containers in the approximate same position are more visible in the street scene and their replacement with a pitched roof grey structure would represent a visual improvement, albeit for a temporary period (12 months sought). In this industrial area the proposed 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 east and opposite the site. It is considered that the angle of vision and distances involved are such that the proposed

structure would not visually harm their outlook, and as noted above would be a visual improvement to the existing blue containers. The structure would be used for storage and packing of finished goods and it is considered that there would be no detrimental impact from noise from such a use, nor would the comings and goings to the site overall materially increase to cause any harm to amenity.

It is therefore considered that the temporary development 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 new storage building would not result in increased numbers of staff and would not alter the vehicular access to the site nor the existing on-site parking provision. 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. The Highway Authority have raised no objections to the proposal.

(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 proposal 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 application is for a year's temporary period only and the structure is considered suitable for this short period and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT TEMPORARY PERMISSION** for application APP/19/00252 subject to the following conditions:

- 1 This permission shall be for a limited period expiring on 30th April 2020, on or before which date the building shall be permanently removed from the site and the land shall be restored to its former function unless the prior written consent of the Local Planning Authority has been obtained in writing for a further period.
Reason: To accord with the terms of the application and the building is of a type not considered suitable for permanent retention and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 2 The external materials used shall be as indicated on the submitted forms and Planning Statement and hereby approved plans, or 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning Statement by Mosaic Town Planning February 2019

Site Location Plan Drawing No 1MO45-MHA-FS-XX-DR-A-01-001 Rev P1

Proposed Site Plan, Plans and Elevations Drawing No

1MO45-MHA-XX-XX-DR-A-00-001 Rev P1

Reason: - To ensure provision of a satisfactory development.