

Recommendation: **GRANT PERMISSION**

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS4	()
DM2	(Protection of Existing Community Facilities and Shops)

DM3 (Protection of Existing Employment and Tourism Sites)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL3 (Town, District and Local Centres)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

Compliance with Approved Document B5 Fire Authority access to be considered.

Building Regulation consent would be required also.

Community Infrastructure

No comment.

Developer Services, Southern Water

Southern Water would have no objections to the above proposal.

The applicant has not stated details of means of disposal of foul drainage from the site. Southern Water requires a formal application for a connection to the public foul and surface water sewers to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order:

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Officer comment: *An informative is recommended as per Southern Water's request.*

With regard to the discharge of surface water, it is considered that this issue is a matter for the Building Regulations.

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: 24

Number of site notices: Not applicable.

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Amenity issues
- (v) Highway/parking considerations

(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. This site is located within Mangham/Gable Head District Centre, as defined by Policies CS4 and AL3. These policies encourage appropriate town centre development proposals which support small and independent businesses. Furthermore, Policy CS4 specifically seeks to promote the vitality and viability of the identified district centres.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed single storey storage building would be located at the rear of the site and would be partially visible from the public realm, although it is approximately 32 metres from the highway. It would extend across the majority of the width of the site, replacing and upgrading the existing building and utilising part of the site which is currently used as an overflow storage area.

7.4 Whilst it is to be built close to the northern, eastern and southern boundaries of the site, adjacent to the northern boundary, it has a shallow pitched roof to a height of approximately 5.2 metres. The submitted design and access statement advises the 3.9 metre height of the eaves of the new building would be no higher than the eaves of the existing building.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore 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) Effect on neighbouring properties

- 7.6 The replacement building covers a larger footprint than the existing building and would be built close to the northern, southern and eastern boundaries of the site with a 1 metre distance to the southern and eastern boundaries and 0.8 metres increasing to 1.2 metres to the northern boundary. There are no windows or doors in the side or rear elevations and there is a roller shutter and a service door on the front (western) elevation.
- 7.7 There is one small first floor window in the northern elevation of one of the properties in Mengham Road which overlooks the site, and an obscure glazed window in the southern elevation of the property to the south. Whilst the new building is higher than the existing, the roof is shallow and pitches away from the northern and southern boundaries. Although there are residential properties within the immediate vicinity, the building has been designed to minimise the effect on nearby dwellings.
- 7.8 There are ground floor windows in the northern elevation of the cafe in Mengham Road, although there is a minimum distance of 4 metres to the boundary and it is considered any resulting impact would not be unacceptable.
- 7.9 To the rear of the property beyond a public footpath is the side elevation and car park of a chemist and it is judged any impact would be minimal.
- 7.10 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Amenity issues

- 7.11 It is considered that the operation of the replacement storage building would not result in excessive noise which would result in an unacceptable disturbance for nearby residential properties. Furthermore, the use of the building is not changing from the existing, providing improved facilities for its purpose in an established district centre.

(v) Highway/parking considerations

- 7.12 The proposal does not require any allocated parking and there is no change to the existing access from Elm Grove. It is considered the west facing orientation of the entrance of the new building together with the remaining area of rear yard is sufficient for the access and egress of associated vehicles.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable, and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00222 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 external materials used shall be as indicated on the submitted forms 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:

Drg no. 28067-PD100	Location plan
Drg no. 28067-PD101	Proposed site layout plan
Drg no. 28067-PD102	Proposed site block plan
Drg no. 28067-PD103 Rev A	Proposed floor, roof and elevations plan
Design and access statement December 2018	

Reason: - To ensure provision of a satisfactory development.