
Site Address:	Central Retail Park, Park Way, Havant		
Proposal:	Application for non-material amendment to Planning Permission APP/18/00812 relating to canopy and fenestration to the east elevation.		
Application No:	APP/19/00069	Expiry Date:	21/02/2019
Applicant:	C/o Agent Triton Property Fund		
Agent:	Mr Wiseman	Case Officer:	Rachel Ballam
	Savills (UK) Limited		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is located within the Central Retail Park on Park Way in Havant Town Centre. It comprises 4no. occupied retail units, which are designated as a primary shopping frontage. There is a car park for use by customers for all the units which has pedestrian access to the adjacent park and other parts of the town centre. To the south of the site is a drive thru restaurant and a further two, smaller retail units. To the rear/west of the units, is the service road accessing the rear elevations of each unit. To the north of the development is the train line and to the west are residential properties in Cross Way and North Way.

2 Planning History

04/59412/002 - Outline application for the demolition of existing buildings and construction of 7,793 square metres gross of A1 Retail units and 258 square metres gross of A3/A1 drive through restaurant/ retail unit with car parking and service facilities associated highway works and revisions to the road layout., S106,21/06/2005

05/59412/003 - Approval of Reserved Matters of design and external appearance in respect of outline permission 04/59412/002 for demolition of existing buildings and construction of 7,793sq.m of A1 retail units and 258sq.m gross of A3/A1 drive through restaurant/retail units with car parking and service facilities associated highway work and revisions to the road layout., PERM,23/11/2005

05/59412/004 - Variation of condition 13 of planning permission 04/59412/002 to allow for the provision of 234sq.m of office mezzanine at unit 6 and increase the gross retail floorspace to 8,027sq.m., PERM,23/11/2005

05/59412/005 - Application for approval of reserved matters regarding landscaping for demolition of existing buildings and construction of 7,793sq.m gross of A3/A1 drive through restaurant/retail units with car parking and service facilities associated highway work and revisions to the road layout., PERM, 20/01/2006

06/59412/006 - Variation of Condition 8 of Planning Permission 04/59412/002 to allow the development to commence prior to approval of the highway works., PERM,23/03/2006

06/59412/008 - Variation of Condition 19 of Planning Permission 04/59412/001 to allow the drive thru/ restaurant premises permitted to remain open between the hours of 07:00 to 22:00 hours Monday to Saturday and 10:00 to 22:00 hours on Sundays., PERM,11/04/2006

06/59412/007 - Variation of Condition 10 of planning permission 04/59412/002 to increase the total amount of floor space for the trading of non-bulky comparison goods from 2,647 sq.m to 4,647 sq.m and the variation of Condition 13 of planning permission 04/59412/002 as amended by planning permission 05/59412/004 to

increase the total amount of floor space from 8,027 sq.m to 10,027 sq.m by the construction of a mezzanine floor. , PERM,16/06/2006
 06/59412/010 - Revision of consented reserved matters ref 05/59412/003. Provision of additional entrance and glazing etc to elevations of Unit 1., PERM,16/11/2006
 06/59412/011 - Internally illuminated fascia and wall signs, height restrictor and various header boards and directional signs. , PERM,14/12/2006
 06/59412/009 - Display of internally illuminated Totem sign (height 10.4 m, width 2.8m) to eastern boundary of site., WD,10/01/2007
 07/59412/013 - Variation of Condition 7 of Outline Consent 04/59412/002 to require that only the highway works at the proposed traffic signal junction (junction of Park Way and Park Road North) be constructed prior to the occupation of the Retail Park. , PERM,20/07/2007
 APP/10/00578 - Removal of Condition 1 of Planning Permission 06/59412/007 to allow for more than 4,647sqm (gross) of retail floorspace to be used for the sale of non bulky comparison goods., PERM,30/11/2010
 APP/12/01270 - Variation of Condition 18 of Planning Permission 04/59412/002 relating to restrictions on delivery hours for units 4 and 5 (Aldi)., REF,07/03/2013
 APP/14/01039 - Variation of Conditions 18 and 19 of Planning Permission 04/59412/020 to reduce restrictions on opening hours and delivery hours to units 4 & 5 (Aldi)., PERM,02/01/2015
 APP/18/00812 - Variation of Condition 3 of Planning Permission 06/59412/007 to increase the total amount of floor space for the trading of food retail from the retail park. Proposed single storey extension to rear to create a new loading area; alterations to fenestration and site layout following sub division of Unit 6 to create two separate units. Alterations to car park., PERM 25/10/2018

3 Proposal

- 3.1 The present application seeks a non-material amendment to Planning Permission APP/18/00812 relating to a canopy to the south elevation and revised openings to the east elevation.
- 3.2 Previous application APP/18/00812 varied condition 3 of application 06/59412/007, which varied condition 10 of outline application 04/59412/002, for alterations and extensions to retail units within the Central Retail Park on Park Farm Way, Havant. Application APP/18/00812 included a proposed canopy to the south elevation and revised openings to the east elevation. However, whilst the specified elements had been depicted on the approved floor plans and south elevation plan they had been omitted in error from the approved east elevation plan.
- 3.3 The present application seeks to regularise this incongruity described above by way of obtaining permission for the canopy and east-facing openings. The ground floor layout and north and west elevations would remain unaltered relative to the previous approved scheme.

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)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Black Dog

5 Planning Considerations

5.1 As detailed in paragraph 3.1 above, this application has been submitted under Section 96A of the Town and Country Planning Act which allows a local planning authority to make a change to any planning permission if they are satisfied that the change is not material. The Government has advised that the requirements for design and access statements, publicity and consultation, and to take reasonable steps to identify unknown owners, would have applied to the original application if relevant. Therefore, those requirements do not apply to this type of application. The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a 'non-material' amendment.

5.2 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

(i) Principle of development

5.3 The principle of development on this site was established by Planning Permission 04/59412/002, as varied by 06/59412/007 and APP/18/00812. Relative to the previous permission the current application seeks a canopy to the south elevation and revised openings to the east elevation.

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

5.4 The proposed alterations, which were in fact sought as part of the previous application and depicted on the approved floor plan, would not have a significant or material impact upon the appearance or character of the application property relative to the previous approved scheme or upon the visual amenity of the wider area.

(iii) Effect on neighbouring properties

5.5 Owing to the modest scale of the alterations proposed and their position relative to the application property and surrounding area the canopy and revised openings would not be expected to impact upon neighbouring properties and can therefore be considered as non-material.

6 Conclusion

6.1 Overall, the proposed alterations to the openings of the east elevation and the addition of a canopy to the south elevation are not considered to result in a material change to the extant planning permission and the changes are recommended for approval.

7 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00069 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed elevations and part section - DN: 9958/PL/E02 F
Proposed external works / alterations - DN: 9958/PL/P01 G
Amended proposed GF plans - DN: 9958/PL/P03/G
Location Plan and existing car park - DN: 9958-PL-L01C
Reason: - To ensure provision of a satisfactory development.