
Site Address: 6 Seagull Lane, Emsworth, PO10 7QH
Proposal: Design office, two display buildings, small site office, utility link to workshop and alterations to boundary entrance
Application No: APP/18/00902 Expiry Date: 05/12/2018
Applicant: M&M Hall Family Pension Trust
Agent: Mr Bashford Case Officer: Emma Chisnall
 Nyetimber Management
 Limited
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 6 Seagull Lane is an existing office building for Marston and Langer which designs and builds bespoke aluminium Conservatories and Garden Rooms. The application site is located to the south east end of Seagull Lane with industrial and B1 uses adjacent and terraced residential properties to the north.
- 1.2 The site itself comprises of a rough square of land which contains a two storey office accommodation and two single storey detached workshops. The main building when viewed from Seagull Lane has a domestic appearance with a pitched roof and blue render. The building includes a full painted gable to the front, rendered outside and concrete tiles on the roof. This is the more prominent building on the site with the linked buildings all in office use but to the rear and single storey in height.

2 Planning History

00/60107/001 - Erection of single storey workshop to rear of site., PERM,12/02/2001
95/60107/000 - Retrospective application for location of gas oil tank on blockwork base., PERM,05/10/1995

3 Proposal

- 3.1 Design office, two display buildings, small site office, utility link to workshop and alterations to boundary entrance

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)
CS3 (Skills and Employability)
DM14 (Car and Cycle Parking on Development (excluding residential))
DM3 (Protection of Existing Employment and Tourism Sites)

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

Highways Engineer, Development Engineer

The Highway Authority have no adverse comment to this planning application.

Southern Gas Networks

No objection raised

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: 13

Number of site notices: 2

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) Impact upon the character and appearance of the area and the existing building
- (iii) Impact on employment and business
- (iv) Impact upon residential amenity
- (v) Car parking/highway matters

- (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 management criteria. The Havant Borough Local Plan seeks to both support economic development and to protect the character and appearance of the Borough, and in doing so secure the delivery of sustainable forms of development in line with the National Planning Policy Framework (NPPF).

- (ii) Impact upon the character and appearance of the area and the existing building

7.3 The site is not located in a prominent position and is located along the south east end of Seagull Lane in Havant. The development itself is set back into the application site

reducing the visual dominance of the development further and therefore from the public realm the site is sufficiently screened and not viewable easily from North Street which is the main highway to the west. Residential properties and their garages do back onto the site and therefore these properties would have a view of the application site from the area.

- 7.4 The site is square in shape and has a large amenity space to the front, side and rear which surrounds the existing office building and two service outbuildings. The majority of this space is used as parking to serve the office. There is a limited history on the site and as a result the application site boosts available space of expansion whilst retaining a high amount of parking.
- 7.5 The immediate area surrounding No 6 does consists of commercial and industrial use with residential dwellings to the north. The most prominent building on the site is the two storey office building which is set back from the front curtilage boundary by approximately 15.5m when taken from a central point from Seagull Lane. The building is of a domestic scale and is in proportion to the residential properties opposite. It is symmetrical in design with a gable roof and pitched roof. This building is sufficiently recessive in the streetscene when compared to the other units within the immediate area.
- 7.6 Policy CS16 states that, *Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:*

1. Responds to, draws inspiration from and respects local context and
(amongst other matters):

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;

Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;

- 7.7 These criteria are considered particularly important to the consideration of the current application. The current application proposes a new office design which will be of a brick plinth and timber effect cladding with cement slate tiles. A brick and coated aluminium shall be used for the materials of the outbuildings. A high quality brick shall be used in line with the site and surroundings.
- 7.8 The current proposal is to extend the main building further to the south, east and north by the addition of 3 single storey extensions to create a porch to the north, display building to the east side and showroom to the rear south elevation. Furthermore two link buildings are proposed between the current office buildings at single storey height to provide toilet facilities and a design office. One unit would be viewable from the north with the other screened by the main office.
- 7.9 A new boundary fence is proposed around the curtilage of the application site. Along the north boundary the design comprises of a brick wall with pair detail. The pairs are proposed to be approximately 1.9m high and shall be spaced appropriately across the boundary. A brick wall shall be between this approx 1.1m high with metal railing detailing on top of this creating a total height between the pairs of approx 1.75m. A new entrance shall be formed centrally within the site permitting access into and out of

the site. The existing entrance shall be closed and built around with the proposed new boundary leaving a small access onto the site for pedestrians. A 1.9m brick wall shall surround the remaining part of the site as existing. The current state of the boundary is poor and is currently constructed between a mixture of brick and flint wall with a metal fencing and barbed wire barrier on top approximately 2.8m high in total. The proposed alterations are considered to provide a positive uplift to the site and create an attractive appearance from Seagull Lane. Due to the position of the application site the proposed boundary is unlikely to result in any significant adverse impact visually and is therefore considered to be acceptable.

(iii) Impact on employment and business

- 7.10 The proposed extension would provide a modest additional office floorspace and therefore an opportunity to provide two additional jobs.
- 7.11 The Council's Corporate Strategy seeks economic growth and environmental sustainability. Employment uses are supported by the Havant Borough Local Plan (Core Strategy) 2011. In particular policy CS2 states that *Planning permission will be granted for development proposals that (amongst other matters) Provide jobs, generate wealth or produce an economic output on existing employment sites that are not fit for current purpose*. It is however noted that in relation to offices that the plan favours *town centre locations for the provision of B1a offices and other town centre uses*. This site is not located within a town centre.
- 7.12 Whilst business use and any associated employment is a key priority of the Council this has to be balanced against the environmental impacts of the proposals (another key priority). In this case, officers consider that the employment and business opportunity provided by the development and the improved visual impact of the development would effectively tip the planning balance in favour of the development.

(iv) Impact upon residential amenity

- 7.13 The proposed extensions shall be set well away from the closest residential property by a minimum of 20m when taken from the office proposed towards the front of the application site. The works are shall be single storey in height and from being suitably screened behind the proposed boundary the works, on balance, are considered to not result in any significant overlooking or overbearing impacts to the neighbouring properties.
- 7.14 The development would increase commercial activity at the site; however, this would be during the day only and given the setting and position of the unit and the size of the application site available it is considered that the development would constitute only a modest change in activity and is considered acceptable. Car parking is considered separately below.

(v) Car parking/highway matters

- 7.15 The existing floorspace on the site is supported by 16 car parking spaces for an existing floor space of approx 305.5 sqm which exceeds the minimum requirement of 11. The additional floorspace is proposed to be approx 120.5 sqm larger which would require a minimum of 4 parking spaces in addition. Therefore as 19 parking spaces are proposed within the application site and all spaces meet with the required sizes the works are considered to accord with policy DM14 and meet with the Council's Car Parking Standards.

- 7.16 The Development Engineer raises no objection in terms of parking, cycle storage nor the movement of the site entrance to a central point within the north boundary of the application site.
- 7.17 An area for cycle storage is proposed to the north west of the application site. 3 long stay spaces would be required which is considered to be able to be accommodated in the space allocated but also within the application site should it be required. With no objection raised from the Highways Engineer the impact caused is considered to be limited and acceptable.

8 Conclusion

- 8.1 In conclusion, the current proposal is considered to have an acceptable impact on the character and appearance of the area and has an acceptable relationship with the existing main building. Furthermore the development would provide additional business floorspace and employment opportunities. Having carefully assessed the development it is considered that the proposal represents sustainable development in environmental and economic terms. Planning permission can therefore be recommended.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00902 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 development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed Block Plan: Reference OI1076676
Site Location Plan: Reference OI1076675
Design and Access Statement: Received 06.09.2018
Proposed South and North Elevation Plan: Drawing No Sheet 7 of 12
Proposed North and South Elevation: Drawing No Sheet 8 of 12- Rev- B
Proposed East and West Elevations: Drawing No Sheet 9 of 12- Rev- B
Proposed Floor and Parking Plan: Drawing No Sheet 11 of 12- Rev-B
Manhole Locations: Drawing No Sheet 12 of 12- Rev- B
Proposed Site and 3d View: Drawing No Sheet 6 of 12- Rev- B
Proposed Roof Plan: Drawing No Sheet 10 of 12- Rev- B
Reason: - To ensure provision of a satisfactory development.
- 3 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.

- 4 The car and cycle parking, servicing and other vehicular access 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 DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.