

Recommendation: **GRANT PERMISSION**

3.1 The application proposes: redecoration of the existing external cladding; replacement of the existing windows; construction of a new glazed lobby and entrance feature to the front elevation; and landscape alterations, to include revised planting and a disabled parking bay to the front of the application property.

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
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Landscape Team, Havant Borough Council
14/02/2019:

From a landscape perspective we have the following comments:

- The proposed disabled parking bay does not conform to BS 8300 bay design as the disabled parking bay is required to have 1200mm hatching on both sides of the bay. Furthermore the rear of the bay is required to have a 1200mm wide safety zone for boot access and cars with rear hoists, outside the traffic zone and a dropped kerb or level access is required. See BS 8300:2009 for full details.

18/02/2019:

Having reviewed the amended drawings I am satisfied with the alterations.

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: 29

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

Summary:

Comment:

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) Other 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 control criteria.

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

7.3 The existing cladding would be repaired and redecorated whilst the windows and doors would be replaced in situ with units of similar scale and proportion. The proposed colours and materials would be appropriate in context to the commercial nature and appearance of the premises and surrounding development.

7.4 The new entrance lobby would be in-keeping in its scale and design relative to the main building and would be expected to represent an improvement in visual amenity and character relative to the existing entrance and canopy feature to be replaced. The alterations to the landscaping and parking bay adjacent to the new entrance would not have a significant or negative impact upon the appearance of the application site or its setting.

7.5 Overall, the proposed alterations to the unit and the fronting landscaping would not impact negatively upon the visual amenity of the application site or the locality and as such would be in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy).

(iii) Impact upon residential amenity

7.6 The entrance lobby proposed for the application property would remain well separated from surrounding development whilst the existing planting would continue to provide a good degree of screening. The in situ replacement of the windows and doors would not impact upon the privacy of surrounding development.

7.7 Consequently it is considered that the proposal would not represent a significant negative impact upon the amenities of surrounding properties and would accord the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy).

(iv) Other matters

7.8 As originally proposed the new disabled parking bay did not accord with current parking standards. However, following negotiations with the agent the proposed bay was amended to accord with BS 8300 as required. The necessary alterations did not have a substantial or negative impact upon the appearance of the landscaping.

8 **Conclusion**

- 8.1 The proposed development would be in accordance with local and national planning policies and design guidance and is therefore considered acceptable and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00121 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:
10609-L-001 A - Site Location Plan
10609-P-003 A - Proposed Site Plan
10609-P-004 A - Proposed Block Plan
10609-P-005 B - Proposed Entrance and Reception Ground and First Floor Plan
10609-P-002 - Proposed Ground and First Floor Plan
10609-E-010 - Existing and Proposed Entrance Elevations
10609-E-002 A - Proposed Elevations
Design and Access Statement
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.