
Site Address:	Motorworks Service Station, Petersfield Road, Havant, PO9 5HA		
Proposal:	Roof height extension and minor alterations to openings within front elevation of existing single storey structure.		
Application No:	APP/19/00052	Expiry Date:	18/03/2019
Applicant:	Mr Mills-Goodlet Winchester Motor Company Ltd		
Agent:	Mr Critchley Critchley Architecture and Design Ltd	Case Officer:	Rachel Ballam
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a triangular plot of land occupying a corner position, situated to the east of Petersfield Road (B2149) and north of Martin Road, with vehicular access points to and from both roads. Development within the site is comprised of two commercial buildings situated adjacent to the south and east site boundaries, understood to be an office to the south and a garage to the east, and a large canopy roof over the centre of the site. The structures facilitate use of the site as a used car dealership and car servicing and MOT provider.
- 1.2 A low brick wall to the western site boundary separates the application site from the fronting pavement of Petersfield Road. A mix of metal bar and timber fencing borders the site to the south, whilst a wide grass verge separates the site from Martin Road. Mature trees provide a good level of screening along the eastern boundary between the application site and the commercial premises to the east.
- 1.3 Development within the area is comprised of a mix of residential and commercial development, with predominantly commercial and leisure premises to the immediate north and east of the site and residential development to the south and west and wider surrounding area.

2 Planning History

- 2.1 No relevant history

3 Proposal

- 3.1 The application proposes an extension of the roof of the existing single storey building adjacent to the east boundary of the application site. The extension would serve to raise the height of the southern section of the flat roof such that it would be level with the higher central portion of the existing roof. No change of use is proposed for the building.
- 3.2 The section of roof subject of the current application achieves a height of 3.10 above ground level. An extension of 1.18m in height is proposed, such that the flat roof of the building would measure 4.28m above ground level.

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

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: 5

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 proposed roof extension would not represent a substantial increase in the overall scale of the building and the resulting structure would not appear overlarge within the context of the site and surrounding development. The materials proposed for the roof extension would match those of the existing building. The proposed building, as extended, would be appropriate in appearance and character for a commercial property and would not appear incongruous relative to surrounding development.
- 7.4 The replacement of two up and over doors within the front elevation with one large door would not have a negative or substantial impact upon the appearance or character of the building.
- 7.5 The proposed development 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 application property is well separated from surrounding development whilst the existing planting to the eastern boundary provides a good degree of screening. The development would not be expected to appear imposing within the street scene or to overshadow surrounding sites. The replacement of the two smaller doors with one large door 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 Environmental Health were consulted in respect of the proposal and raised no concerns with regards to noise, smells or other issues which could be associated with the expansion of the business into the wider part of the building.

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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00052 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:
17113-101 B - Block and Location Plan
17113-401 - Proposed Plan
17113-402 - Existing and Proposed Roof Plan
17113-501 - Proposed Elevations
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used 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.