
Site Address:	Unit 6 Penner Road, Havant, PO9 1QY		
Proposal:	Extensions to north and south elevations.		
Application No:	APP/18/00557	Expiry Date:	08/08/2018
Applicant:	Southern Cross Packaging		
Agent:	Mr D J Boddy	Case Officer:	Emma Chisnall
	The Project Support Practice		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Unit 6, Penner Road is an unit located within the Luxor Park Industrial Estate off Southmoor Lane in Havant. This estates consists of detached units with differing uses and associated parking and service areas. The industrial estate is located to the north side of Penner Road and is constructed of a mixture of aluminium, facing brickwork, cladding and industrial sheeting.
- 1.2 The existing unit is used by Southern Cross Packaging and is located on level ground and is approximately 1250sqm in size internally. The unit is surrounded with high level hedging to the north and east of the site to provide screening with a parking provision of 20 spaces allocated to the front of the unit.

2 Planning History

None

3 Proposal

Extensions to north and south elevations.

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)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

No objection. No trees affected by proposed development.

County Minerals

No comment

Highways Engineer

The application states that more cycle storage is proposed I would like to see this complemented by the inclusion of a Travel plan (or an update to any existing Travel Plan)

Natural England Government Team

No objection.

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected sites or landscapes.

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: 1

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 streetscene/character of the area
- (iii) Impact on residential amenity
- (iv) Car Parking

(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.

- 7.3 The unit is located in the Luxor Park Industrial Estate by Southern Cross Packaging which specialises in the provision of environmentally friendly food packaging solutions. The proposed development shall be set away from neighbouring residential dwellings by a substantial distance and shall increase employability which is to be encouraged.

(ii) Impact upon the streetscene/character of the area

- 7.4 The proposed extension would result in an addition of approx 300sqm of new floor space. The building would be finished in matching materials to that of the existing and would be single storey in height to the north and part single part two storey in height to the south. This shall result in a slightly more imposing building however this would sit within an industrial context with buildings of varying heights. It is considered that the proposed development would have an acceptable and limited impact on the character and visual amenities of the area.

(iii) Impact on residential amenity

- 7.5 The closest residential properties are situated in Brookmead Way to the east approx 279m from the site. These properties are set closer to other industrial buildings within the estate and taking into account the substantial distance between the development and neighbouring dwellings it is considered that the proposed extensions would have a negligible impact on the nearest residential properties.

(iv) Car Parking

- 7.6 The proposal would result in an additional floorspace of 300sqm increasing the cover of the site from 32% to 43% and it is noted that part of the works would make use of a current un-used tract of land to the north. Given the existing large car parking area of 20 spaces and the new plan proposed to provide 23 parking spaces and 10 cycle storage places the provision is considered to be acceptable to meet the needs of the unit and would not result in an unacceptable impact on the availability of car parking.
- 7.7 Highways have been consulted with in regards to the proposal and a travel plan has been requested to show the cycle storage. Plan 05/18/PR-11 has been submitted with the application which shows the allocated 23 parking spaces and 10 cycle spaces which is considered show the proposed provision which meets with acceptable standards. It is therefore considered to not be necessary to request a travel plan and that a condition implementing and retaining the proposed provision shall be sufficient.

8 Conclusion

- 8.1 In conclusion, the proposed development is considered to be acceptable in principle and would have an acceptable impact on the character and appearance of the area. The impact on neighbours would be negligible given the sites industrial context.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00557 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:

Plans and details including design and access statement: Received 29.05.2018
Site Location Plan: Reference OI1225170
Proposed Block Plan: Reference OI1225171
Proposed Ground Floor Plan: Drawing No 05/18/PR-5
Proposed First Floor Plan: Drawing No 05/18/PR-6
Proposed West and East Elevation Plan: Drawing No 05/18/PR-7
Proposed South and North Elevations Plan: Drawing No 05/18/PR-8
Proposed Roof Plan: Drawing No 05/18/PR-10
Proposed Site Plan including Parking: Drawing No 05/18/PR-11
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 parking, cycle storage, servicing and other vehicular access arrangements shown on the approved plans Drawing No 05/18/PR-11 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 DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.