



PLANNING AND **DESIGN AND ACCESS STATEMENT**

Planning permission for the insertion of two first floor and one ground floor window and double doors in the rear north-east elevation.



SITE: WPL LTD, UNIT 1, ASTON ROAD,
WATERLOOVILLE, PO7 7UX

PREPARED BY:

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1.0 INTRODUCTION

- 1.1 This Planning and Design and Access Statement is prepared on behalf of WPL Limited in support of an application for the insertion of two first floor and one ground floor window and double doors in the rear north-east elevation.
- 1.2 The Statement incorporates all the required elements of a Design and Access Statement in accordance with the National Planning Policy Guidance, 2014. The Guidance allows the Local Planning Authority (LPA) to require submission of further details if it is considered necessary.
- 1.3 This document has been prepared to assist the Council's officers and members in determining the appropriateness of the development. The applicant is confident that this is the case and that planning permission should be granted subject to conditions where appropriate and necessary.

2.0 ASSESSMENT

2.1 Site Description

- The application site is located within the settlement area of Waterlooille as such the principle of development is acceptable.
- 2.2 The immediate area is commercial in nature and made up of a mix of commercial and industrial buildings one and two storeys in height, located within the Aston Road industrial estate. However to the rear (north-east) of the application site is Jubilee Road which is predominantly residential in character comprising largely of two storey dwellinghouses.
- 2.3 The application property comprises of a two storey industrial building with metal green cladding. There is a large hardstanding area to the front and smaller courtyard area to the rear. The rear is enclosed by palisade fencing and backs on to Jubilee Road. The internal building is sectioned in two halves. The left hand side (when viewed from the front) consists of the commercial fabrication side of the business, whilst the right hand side comprises of the two storey office space and break area for the workers. The application refers to this section of the building and not the commercial manufacturing side.

- 2.4 The location plan shows the application site positioned in the northern corner of the Aston Road Industrial Estate. The site is accessed directly from Aston Road, a circular road within the industrial estate accessed from the B2150 Hambledon Road. To the rear of the building is Jubilee Road, a non through road, with half accessed via Milton Road and the other half from the A3 London Road.

3.0 RELEVANT PLANNING HISTORY

- 3.1 None

4.0 PRE-APPLICATION ADVICE

- 4.1 Paragraph 188 of the National Planning Policy Framework states:
“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”
- 4.2 The applicant has had full regard to the guidance contained within paragraphs 188-190 of the National Planning Policy Framework, 2012 and as such took the opportunity to approach Havant Borough Council for preliminary planning advice for the development proposed.
- 4.3 Pre- application advice was provided by Mr Eaves, following a site visit. Generally the advice received was positive, with acknowledgement that the development would be acceptable in principle. Mr Eaves did however raise caution regarding the proximity of the site to the residential properties within Jubilee Road. This is addressed in full under the evaluation section of this report.
- 4.4 Full regard has been given to the advice given by Havant Borough Council and it is considered that the proposal as submitted is in accordance with the advice offered by Mr Eaves, with a detailed assessment of the planning issues raised. The application is therefore submitted with confidence and with the understanding that all of the constraints raised by Mr Eaves have been appropriately addressed.

5.0 **PLANNING POLICY**

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

5.2 **National Planning Policy Framework 2012**

The National Planning Policy Framework (NPPF) establishes a presumption in favour of sustainable development. The National Planning Policy Framework begins by identifying that:

"There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- *an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- *a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*
- *an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."* (Paragraph 7, NPPF, 2012).

5.3 Paragraph 8 goes on to say:

"These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development,

economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.”

- 5.4 It is considered that the proposal would offer a modest development within an established commercial area within the settlement boundary. Further the window and door openings proposed would serve the office and break areas for the commercial unit and not the internally sub-divided manufacturing side. The development could therefore be implemented ensuring that there was no unacceptable impact on the character and appearance of the area or neighbour amenity.

5.5 **Havant Borough Core Strategy 2011**

The following policies of this document are considered relevant to the development proposed:

CS8 Community Safety: criteria 3 and supporting paragraph 5.06;

CS16 High Quality Design: criteria 1 (a), (b), (c) and (e) and criteria 2 (a) and criteria 6. Regard has also been given to the supporting text with particular reference to paragraphs, 7.39, 7.40, 7.42 and 7.43;

5.6 **Havant Borough Local Plan (Allocations), 2014**

AL1 Presumption in Favour of Sustainable Development and supporting text.

- 5.7 The development would be delivered with full regard to the above development plan policy framework. The proposal would provide improvements to the working environment of existing employees within the commercial building and offer a visual improvement to the north-east elevation of the building. The development would introduce relief to the existing large green clad area as well as offering an opportunity for natural surveillance over Jubilee Road which will aid in the safety and security of Jubilee Road residents; particularly through the day time, as well as offering security and natural surveillance of the commercial unit from Jubilee Road residents also.

6.0 PROPOSAL

- 6.1 Planning permission is sought for the insertion of two first floor windows and one ground floor window and double doors in the rear north-east elevation.
- 6.2 The first floor windows would serve the office space of the existing commercial unit, which is internally separated from the manufacturing side of the business. The ground floor window and proposed double doors would serve the break out area of the unit and again is physically separated internally from the manufacturing side of the business.

7.0 EVALUATION

7.1 Character and Appearance:

The development would see the insertion of two first floor windows and one ground floor window, as well as a set of double doors in the rear north-east elevation. It is contended that the openings would offer some relief to the existing stark green clad rear elevation. The development would therefore offer some visual improvement to the appearance of the building from Jubilee Road.

- 7.2 Overall however the development would preserve the existing character and appearance of the area.

7.3 Residential Amenity

The proposed windows and door ways would serve the office accommodation of this commercial building (Photo 1 below). Internally the office space is separated from the manufacturing side of the business (Photo 2 below). Due to the nature of these interconnected, but significantly different operations, the existing internal layout ensures there is little noise disturbance from the manufacturing function of the business on the office accommodation.



7.4 Due to the commercial nature of the building there are a very limited number of openings within the building which provides little natural light and ventilation, (the reliance on lighting demonstrated in the above photos). The development would therefore provide the extra natural light and ventilation required for the office space as well as an opening for workers to access the rear courtyard from the breakout area. The development would therefore have a positive benefit to the working environment of the existing employees and their general well-being and welfare.

7.5 The windows and double door proposed would be located within the rear (north-east) elevation (Photo 3 below). This elevation faces onto Jubilee Road, which is predominantly a residential road made up of two storey dwellinghouses. The fronts of these houses are located some 25 metres from the rear elevation of the existing commercial unit, with Jubilee Road running between the two (Photo 4 below). Therefore there is no claim of overlooking as it would be a two storey to two storey relationship and would look onto residential frontages, not the private areas to the rear.



7.6 With regard to the separation distance between the application site and neighbouring dwellings; the fact that the unit would face the frontages of the dwellings and that the windows and doors would serve the office space of this commercial unit there is no recognised impact on neighbour amenity. Instead the proposal would accord with the principles and objectives of policies CS8 and CS18 of the Havant Borough Core Strategy which supports enhanced development that offers improvements to design and encourages natural surveillance. The proposed windows would clearly offer natural surveillance over Jubilee Road, particularly through weekday daytime hours when the commercial unit is operating. Thereafter the residential units offer natural surveillance for the commercial unit into the evening hours.

7.7 It is noted that Mr Eaves raised some concern regarding noise emanating from the new openings. However, as the windows serve the office space; and the double doors the break out space, there would be no additional increase in noise from the current manufacturing use. The internal layout clearly separates the two functions of the business and no openings are provided for the manufacturing side of the unit. Further the hours of operation of the office element 9am - 17:15pm is conducive with a residential environment. The production side operating from 7am to 15:00pm.

7.8 It is maintained that the modest development proposed can be delivered to improve the working environment of existing employees without resulting in unacceptable harm to neighbour amenity.

7.9 **Layout:**

The layout of the existing commercial unit remains largely unaltered. The only alteration that affects layout is the additional door opening created to the rear. This enables access to the existing rear courtyard area for comfort breaks for existing employees.

7.10 **Scale:**

The scale of the existing unit remains unchanged.

7.11 **Access:**

The double doors will allow for access to the rear courtyard for employee breaks and will be provided at a level threshold.

8.0 CONCLUSION

- 8.1 Having regard to relevant development plan policy it is contended that the proposed development would represent an enhancement to the external appearance of the north-east elevation and would improve the working environment for existing employees.
- 8.2 The development has accounted for the existing character of the area and neighbour amenity and it is maintained that the development accords with policy objectives that seek to support natural surveillance. The development would therefore represent a positive development for existing employees and residents within Jubilee Road.
- 8.3 In the absence of any policy conflict or harm to the character of the area or neighbour amenity the application is submitted to Havant Borough Council for determination. Having regard to the submission and supporting evidence provided the Council is respectfully requested to approve this planning application.