
Site Address: ASDA, Larchwood Avenue, Havant, PO9 3QW
Proposal: Proposed installation of a new single lane drive through with canopy.
Application No: APP/18/00776 Expiry Date: 01/10/2018
Applicant: Mr Roberts
 Asda Stores Ltd.
Agent: Mr Marsh Case Officer: Rachel Ballam
 Gleneagles Project Services
 Ltd
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a large purpose built retail unit with associated parking, situated in an established commercial area with fast food restaurants and industrial units. It has a flat roof and elevations of cladding and glass panels.

2 Planning History

APP/18/00777 - Display of 4No. illuminated 'Drive Thru' canopy fascia signs for new drive thru lane., DEL,

3 Proposal

The application proposes the installation of a new single lane drive through with canopy within the car parking area of the existing superstore. The proposal would be situated adjacent to the south-most front entrance of the store, immediately north of and adjoining the existing drive through lane and canopy.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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 application

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: 33

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Could you please assure us that this work will be carried out during daytime working hours , as previously the works done on this site have been carried out at weekends and overnight causing noise and disturbance to local homeowners.	An informative is applied which requests restriction of hours of work to between the following times: Monday to Friday: 08.00 - 18.00 and Saturday: 08:00 - 13.00.

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) 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 control criteria.

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

7.3 The proposed single lane drive through with canopy would be situated close to the southern boundary of the site, to the front of the existing store and next to the existing

drive through canopy. The development would not be visible from the public realm; consequently it is considered there would be no impact on the existing streetscene. The proposal would not be considered to impact negatively upon the visual amenity or character of the application site or the wider area. It therefore meets the requirements of policy CS16 of the HBLP (Core Strategy) and is deemed to be acceptable.

(iii) Impact upon residential amenity

- 7.4 The proposal is well separated from any residential properties, which are located to the east of the site beyond the customer car park of the host property and a wooded area adjacent to the east site boundary. As such the proposal would not be expected to have a significant or negative impact upon the amenities of surrounding development. It therefore meets the requirements of policy CS16 of the HBLP (Core Strategy) and is deemed to be acceptable in this regard.

(iv) Highway matters

- 7.5 The proposal would be situated to the south-east of the front entrance to the store and would replace an area of wide pavement which is currently unused. There would be no reduction in the amount of parking spaces available or the width of the road. The Highway Authority was consulted in respect of the proposed development and raised no objection to the proposal.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and would be in accordance with policy CS16 of the HBLP (Core Strategy); the proposal is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00776

(A)

(B) for the following reasons/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:

LP01 - LOCATION PLAN
PL01 - PROPOSED LAYOUT

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.