
Site Address:	Unit 5, 19 Aston Road, Waterlooville, PO7 7XG		
Proposal:	Removal of existing entrance; cladding to cover opening. Creation of new entrance to include sidelights.		
Application No:	APP/18/01139	Expiry Date:	07/01/2019
Applicant:	Topline Windows		
Agent:		Case Officer:	Denise Sheath
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

Unit 5, 19 Aston Road, Waterlooville is located on an employment park to the southwest of Waterlooville. It is accessed from the principal highway network via Hambledon Road (B2150) which links the A3 to the settlement of Denmead to the north west.

The site comprises an industrial building and a large forecourt to the side of the building. The building is a single storey industrial unit. The surrounding properties are all part of the industrial estate.

2 Planning History

02/66223/001 - First floor extension to front (western section) of Unit 5 and single storey extension and covered area to side (south) and retention of 2.1m high fence fronting Aston Road., PERM,23/12/2002

02/66223/000 - Construction of first floor extension to front of building and single storey addition to side (south) elevation incorporating garage., REF,27/03/2002

03/66223/002 - Single storey side extension., PERM,12/08/2003

06/66223/003 - Retention of conservatory to south-east elevation., PERM,23/01/2007

3 Proposal

Removal of existing entrance; cladding to cover opening. Creation of new entrance to include sidelights.

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

County Minerals

No Comments Received

Environment Agency

No Comments Received

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: 27

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan, and having regard to the fact that the sites lies within an employment area and there is no increase in floor space, 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

(i) Principle of development

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

The proposal is for the removal and relocation of the entrance to include new sidelights, on the side elevation of the unit which is situated in an established industrial area, the existing entrance will be replaced by cladding of the same colour and material to the existing cladding on the building. It is considered that the design and relocation of the entrance is unobtrusive and would not have an adverse impact on the existing streetscene.

8 **Conclusion**

The proposed development is considered acceptable, the development would not have a significant adverse impact on the character and appearance of the property, area or neighbouring properties.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01139 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:

Application Form - Received 12 November 2018
Proposed Floor Plan - Received 12 November 2018
Location Plan, Block Plan, Elevations and Existing Floor Plan - Received 02 November 2018

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.