
Site Address:	38 Aston Road, Waterloooville, PO7 7XF		
Proposal:	Rear extension to unit to include mezzanine floor.		
Application No:	APP/17/00885	Expiry Date:	25/10/2017
Applicant:	Mr Coleman & Mr Dawson G & S Fabrications		
Agent:	Mr Ralph Martin Ralph Chartered Surveyors	Case Officer:	Lewis Oliver
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

38 Aston Road is located on an employment park to the southwest of Waterloooville. The estate is locally known as Byng's Industrial Park. 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 north west of the building. The building is a two storey industrial unit currently in B2 use. The surrounding properties are all part of the industrial estate.

2 Planning History

APP/14/00443 - Installation of new roller shutter door and new windows at first floor level., PERM,25/06/2014

3 Proposal

The proposal is for the erection of a rear extension to unit to include mezzanine floor. The application has been submitted in order to allow the existing business to expand.

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)
CS2	(Employment)
DM3	(Protection of Existing Employment and Tourism Sites)

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

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: 4

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 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) Impact on highways

(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. Policies CS2 (Employment) and DM3 seek to retain existing employment sites within B use classes. The proposal is for an extension to the existing B2 use on the site and therefore this proposal would retain the site for employment use, as such the development therefore complies with the relevant policies of the development plan.

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

The proposed extension would largely be screened from the public vantage points around the site. In any event it is considered that the proposed size, scale, massing and design of the proposal would not have a significant adverse impact on the character and appearance of the property or that of the immediate and surrounding area. As such the development complies with policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Impact upon residential amenity

Given the layout, size, scale and massing of the proposal it is not considered that the development would have a significant adverse impact on the amenities of neighbouring properties in terms of loss of sunlight/daylight, overlooking or overbearing impact. As such the development complies with policy CS16 of the Havant Borough Core Strategy 2011.

(iv) Impact on highways

The proposed layout would retain the large areas of hardstanding to the front and side of the property, as such the sufficient car parking would be retained. The proposal is therefore considered to comply with the adopted car parking standards laid out within the parking SPD.

8 Conclusion

The proposed development is considered acceptable as it would secure the viable future of the current B2 use, and 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/17/00885

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:

Proposed plans and elevations - Drawing Number. 17.124.JR.02 Revision A

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.