
Site Address:	1-2 Aston Road, Waterlooville, PO7 7UX		
Proposal:	Insertion of two first floor and one ground floor window and double doors in the rear north-east elevation.		
Application No:	APP/18/00598	Expiry Date:	06/08/2018
Applicant:	Mr Jones		
	WPL Ltd		
Agent:	Mr Andrews	Case Officer:	Rachael McMurray
	SDA Planning Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application comprises a two-storey industrial building located in the Aston Road industrial estate in Waterlooville. The rear of the unit faces onto Jubilee Road which includes residential development on the northern side. The building is covered with a green cladding material and there is a large hard standing to the front and a smaller courtyard area to the rear. The rear courtyard is enclosed by palisade fencing and backs onto Jubilee Road. Internally, the building is split into 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 the two-storey office space and break area for the employees. The application applies to this section of the building and not the commercial, manufacturing side.

2 Planning History

01/52785/012 - Erection of 1.98m high dark green powder coated steel palisade fence backed with green coated solid metal cladding to north eastern boundary fronting Jubilee Road., PERM,02/07/2001

01/52785/011 - Erection of 1.98m high galvanised steel palisade fence with access gates to south western boundary (fronting Aston Road) - retrospective application, PERM,31/07/2001

01/52785/013 - Erection of 5.23 metre high freestanding non-illuminated sign adjacent to South Western boundary of site (retrospective application)., PERM,24/08/2001

01/52785/014 - Signs, UNK,

01/52785/015 - Installation of new entrance frontage and canopy, single door, first floor window and other fenestration alterations to front (south-west) elevation; installation of double doors to rear (north-east) elevation; installation of new air conditioning condensers to rear elevation. (Retrospective), PERM,05/11/2001

00/52785/008 - External alterations to north, south, east and west elevations., PERM,29/01/2001

00/52785/009 - Erection of a 5.23m high free standing non illuminated sign adjacent south-western boundary of site, PERM,15/02/2001

01/52785/010 - Application for certificate of lawfulness for use of site as B2 Industrial Use, PERM,17/05/2001

95/52785/004 - Retention of flue pipes fronting Jubilee Road., PERM,13/07/1995

95/52785/005 - Variation of Condition 6 of PP 94/52785/2 and Condition 2 of PP 94/52785/3 to revise the layout of car parking spaces., PERM,04/07/1995

95/52785/006 - Retention of two storey 'Rovacabin' to western side o building.,
TPP, 14/11/1995
95/52785/007 - Retrospective application for re-cladding of existing metal building to
front of site - 12/12/1995
94/52785/002 - Reclad and extend (by 4 metres) Joinery worksho provide extraction
equipment and lay out two additional ca parking spaces., PERM, 12/05/1994
94/52785/003 - Retention of PVC-covered structure (3 years), PERM, 12/05/1994
APP/16/00631 - Erection of 1No. 1 bed bungalow (Approved 12/08/2016). Request to
Discharge Conditions 9 and 10 (16/03/2018)., PERM, 12/08/2016

3 Proposal

Insertion of two first floor and one ground floor window and double doors in the rear
north-east elevation (facing onto Jubilee Road).

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)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health

No objection -

Factory noise would not be an issue as the section under review, according to the application,
is office related on the upper floor & office/canteen related on the ground floor. Further from
what I can understand both these areas are separated from the manufacturing / fabrication
side. Also according to the elevation provided, one of the ex. double doors leads off of the
factory area currently.

Environment Agency

No response provided.

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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: A total of 4no. objections were received against the application of which the main points are summarised below.

Loss of privacy to properties on Jubilee Road due to first floor windows.	Please see Section 7 - Planning Considerations
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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

(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 site is located in a mixed use residential / industrial area. The proposals are fairly minor with regards to alterations to the building fabric and would not alter the mass, height or bulk of the building. Overall therefore in visual terms, the proposed additional window and door openings would not have any adverse impact on the character of the building or the visual amenity of the locality. As such, the proposal would accord with Policy CS16 of the Local Plan in this respect.

(iii) Impact upon residential amenity

7.4 The purpose of the proposed first floor windows would be to increase light and ventilation to the office side of the building. Concerns have been raised by properties in Jubilee Road (Nos 114, 116, 118 and 122) who face onto the rear of the application site. They are concerned that these windows would overlook onto their properties and result in a direct loss of privacy.

7.5 However, the distance between the rear elevation of the application building and the front elevation of these properties is approximately 25m which is considered a

reasonable distance on planning grounds for there not to be a harmful level of overlooking. Furthermore, the windows would look onto the front elevation of the properties which are visible from the public realm already. It is therefore considered that the application could not be refused on reasons of overlooking and loss of privacy.

- 7.6 With regards to potential noise emissions from the new openings, it is considered that this would be minimal due to the windows serving the office space and not the manufacturing area of the building which is internally subdivided. The hours of operation of the office is 9am until 5pm and therefore would be conducive with a residential environment. Overall the proposal meets the requirements of Policy DM10.

8 Conclusion

The application is considered to be acceptable for the reasons explained above and is therefore recommended for permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00598 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:

Location Plan - OS PLan
Existing and proposed GF plan - OFFICE WINDOW REV A
Existing and proposed FF plan - OFFICE WINDOW REV A
Existing and proposed side view - OFFICE WINDOW REV 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.