
Site Address:	ASDA, Larchwood Avenue, Havant, PO9 3QW		
Proposal:	Full application for pod at ASDA store		
Application No:	APP/18/00131	Expiry Date:	09/04/2018
Applicant:	Miss Dennis McLagan Investments		
Agent:	Miss Wilkinson Pegasus Group	Case Officer:	Bee Crawford
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 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. The proposal will be adjacent to the front entrance of the store on the eastern elevation.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the provision of a pod at the Asda store. It is noted proposed associated advertising panels will be the subject of a separate application.

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)
AL3 (Town, District and Local Centres)

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

5 Statutory and Non Statutory Consultations

Community Infrastructure, Planning Policy & Urban Design

I can confirm that this development is not CIL liable as falls under CIL Regulation 42 (Exemption for Minor Development).

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: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received:

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 streetscene
- (iii) Impact upon neighbouring amenity.
- (v) Parking considerations

(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 streetscene

7.3 The proposal is for a small pod adjacent to the store and would not be visible from the public realm, consequently it is considered there would be negligible impact on the existing streetscene. It therefore meets the requirements of policy CS16 of the HBLP (Core Strategy) and is deemed to be acceptable.

(iii) Impact on neighbouring amenity

7.4 The proposal is not in close proximity to any residential properties which are to the east of the site beyond a wooded area, and subsequently will have no impact on residents. There are commercial units to the north but the proposal is situated a sufficient distance away towards the southern end of the store. It is therefore considered that the development is unlikely to have an adverse impact on the units immediately adjacent to the application site or the surrounding area. It is noted no objections have been received with respect to the scheme.

(iv) Parking considerations

- 7.5 The proposal is adjacent to the eastern elevation of the store and will not affect the existing parking provision at the site.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00131 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 external materials used shall be as stated under Section 9 (Materials) of the application form.
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.
- 3 The premises shall only be open for trade or business between the hours of 0900 to 1800 (Monday to Saturday) and 1000 to 1600 on Sundays and Bank Holidays.
Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. PL_01 Site plan
Drg no. Asda_STD_001 Proposed floor and elevations plan
Drg no. Asda_STD_002 Proposed elevations plan
Drg no. Asda_STD_003 Proposed floor plan
Design and access statement dated 29/01/18

Reason: - To ensure provision of a satisfactory development.

