

AL3 (Town, District and Local Centres)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Waste Services Manager

No adverse comment.

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: 7

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

(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 bin store would be located to the rear of the property between the western elevation and an existing storage container and whilst it would be partially visible from the access road, it would not be visible from the main thoroughfare of London Road. It would provide a secure area in which to store the bins, minimising any potential overflow of refuse. It would be of a modest size constructed from galvanised perforated sheet panels.

7.4 The bin store would not affect the existing vehicular or pedestrian access points, or the parking provision. The design and appearance is considered to be in keeping with the main building and context of the surrounding commercial development, and is therefore deemed to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon neighbouring amenity

- 7.5 The proposal is situated close to the southern boundary, adjacent to the parking area of the neighbouring property and there are no windows in the southern elevation of the property to the north. It is considered the proposal would improve the current arrangement regarding the storage of refuse and that any impact on the adjacent properties would be negligible.

8 **Conclusion**

- 8.1 The application is considered to be acceptable and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01268 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan
Block plan
Drg no. SR/2155/077 Rev 2 Proposed floor and elevation plans

Reason: - To ensure provision of a satisfactory development.