
Site Address:	Eaton Aerospace, Larchwood Avenue, Havant, PO9 3QL		
Proposal:	Small link extension of store areas to west elevation.		
Application No:	APP/17/01038	Expiry Date:	14/11/2017
Applicant:	The Occupier/Owner Eaton Aerospace Ltd		
Agent:	Mr S Male	Case Officer:	Harriet Pitney
Ward:	Bedhampton		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

Eaton Aerospace is located on the western side of Larchwood Avenue. The site is to the south of Larchwood Business Centre and west of McDonalds restaurant. To the south is an area with a number of trees. The site is relatively secluded and is not prominent from public view being set lower than the its surroundings.

2 Planning History

00/55671/003 - One internally illuminated freestanding board sign to east (entrance area) and one internally illuminated freestanding board sign to eastern elevation of main unit., PERM,20/03/2001

95/55671/002 - Operational buildings and plant and relocated bicycle shed., ,12/12/1995

90/55671/000 - Outline application for part single storey, part two store office extension and additional car parking., PERM,

04/55671/004 - Detached test-rig building., PERM,30/09/2004

06/55671/005 - Application to remove branches to Common Oak (T1) of TPO 1787., PERM,26/07/2006

APP/15/01407 - Extension to test building., PERM,17/02/2016

APP/16/00876 - Display of 4No. illuminated fascia signs; 1No. illuminated totem sign; 3No. illuminated panel signs; 11No. non-illuminated directional signs. , PERM,17/02/2017

APP/16/00875 - The erection of a drive-thru restaurant (Use Class A3/A5), car parking, access, servicing, landscaping, engineering works and ancillary works (approved 17/02/2017). Request to Discharge Conditions 2, 4, 5, 6, 10, 14, 15 and 20 (10.04.2017)., PERM,17/02/2017

3 Proposal

This application is for a small link extension of the existing store areas to the western elevation.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS2 (Employment)

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

Highways Engineer, Development Engineer

The Highway Authority has no adverse comment to this application

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No 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 character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Impact on business
- (v) Highway Implications

- (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 proposed development represents a relatively modest extension to an existing store area, linking it with the western elevation of an existing industrial building utilising the same design and materials. The site is relatively self contained and is not considered to be prominent in the surrounding environment. The impact of the development on the character and appearance of the area is therefore considered to be very limited and acceptable in context with the surrounding locality.

(iii) Impact upon residential amenity

The proposed link extension would be positioned to the western corner of the site and as such would not be sited in close proximity to any surrounding residential properties. The site is surrounded by mainly commercial and industrial uses and on this basis would not result in any impact on residential amenity.

(iv) Impact on business

The proposal would provide an extension to an existing important business use for a company operating in the Borough. The expansion of an important business is strongly supported by the Council and would result in a more useable space for the company.

(v) Highway Implications

The proposal has been assessed by the Councils Development Engineer in terms of the impact of the proposed link extension on highway safety. This consultation has revealed that the Highway Authority have no adverse comments in relation to this application and as such the proposed link extension is not considered to result in any impact on Highway safety.

8 Conclusion

In conclusion, the proposed development is considered acceptable in principle and the extension is for an existing business in the Borough. The development would have an acceptable impact on the character and appearance of the area and the proposal can therefore be recommended for planning permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01038 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan (Drawing No. 17/31/1)- received 19th September 2017

Site plan (at a scale of 1:500)- received 19th September 2017

Existing elevations (Drawing No: 17/31/1)- received 19th September 2017

Proposed elevations and floor plan (Drawing No: 17/31/2)- received 19th September 2017

Reason: - To ensure provision of a satisfactory development.