
Site Address: Cambridge Garage, 23 Bedhampton Road, Havant, PO9 3ES

Proposal: Modernisation and refurbishment works to showroom along north, south and east elevation; installation of external galvanised plant platform to south elevation and associated new external air conditioning units; replacement external lighting.

Extension of Time Agreement 9th June 2017

Application No: APP/17/00329

Expiry Date: 29/05/2017

Applicant: Cambridge Volvo

Agent: Hampshire Mezzanine Floors

Case Officer: Lewis Oliver

Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

Cambridge Garage, is an existing Volvo dealership located within the defined urban area. The site is located adjacent to residential properties to the immediate south, east and north. To the east is a community centre and to the north east lies the Golden Lion Public House.

2 Planning History

90/50109/004 - Alterations to rear elevation of workshop including insertion of new vehicle doors.

, PERM,06/03/1990

90/50109/005 - Two storey extension including glazed canopies to front and rear of existing building., PERM,

90/50109/006 - for internally illuminated gantry sign: internally illuminated lettering and light to canopy and shop fascia: internally illuminated pump spreaders and 3 internally illuminated wall mounted signs for a limited period of five years

, PERM,17/05/1990

90/50109/009 - One illuminated double-sided forecourt sign., REF,08/10/1990

00/50109/015 - Erection of 5.5 metre high internally illuminated double sided freestanding sign., PERM,04/12/2000

00/50109/014 - Refurbishment, alteration and extension to garage premises to provide showroom, workshop, replacement car wash and valet bay (resubmission)., S106,15/11/2000

99/50109/012 - Change of Use of petrol station forecourt and payment kiosk to vehicle sales/display area and sales office (retrospective), PERM,21/04/1999

99/50109/013 - Refurbishment and redevelopment to provide showroom, workshop, replacement car wash and valet bay

, WD,22/06/2000

98/50109/011 - Portakabin to west end of car park to be used for temporary storage, TPP,26/06/1998

94/50109/010 - Retrospective application for the erection of a 2.4m high galvanised steel palisade fence around south-west corne of site., PERM,04/08/1994

APP/11/00328 - Display of 1No. non-illuminated freestanding sign, PERM,24/05/2011

3 Proposal

The proposal is for the modernisation and refurbishment works to showroom along north, south and east elevations. In addition the proposal includes the installation of external galvanised plant platform to south elevation and associated new external air conditioning units; along with replacement external lighting on around the site.

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

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

Crime Prevention -Minor Apps

No response

Economic Development - Commercial and Housing, Economic Development - Commercial and Housing

Support the application as there is no impact from an economic point.

Environmental Health

No objection subject to conditions. The applicant has submitted an acoustic assessment to assess the impact of the plant machinery on the neighbouring residential properties. It is considered that the development would not have a significant adverse impact on the amenities of neighbouring properties subject to limiting hours of use to trading hours, the development be built in accordance with the mitigation measures outlined and a post installation acoustic assessment.

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: 27

Number of site notices: 1.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
I object and would like to raise the following concerns to the proposed modernisation and improvements to Cambridge Volvo Garage. As a neighbour who overlooks the rear of the garage I object to the AC units having to be housed on a raised platform. This not only provides a better opportunity for theft to the garage and residents (which there is a history of), but also would allow staff/workmen to view across into the private gardens of the residents who back onto this side of the garage and also introduce an unsightly outlook for those situated to the South. Why do we not deserve the same visual 'showroom attraction' designs just because it is deemed to be 'back of house' as stated in the Design & Access Statement? Why can the units not be located on ground level or attached to the wall like many other facilities I see around, which is surely a safer option for maintenance and access as well?	The proposed platform is located 30 metres from the neighbouring properties to the south, with a car park between the platform and boundary. It is therefore not considered that this layout would have an adverse impact on neighbouring properties. Impact on the character and appearance of the area is dealt with under section 7.1 (ii)
My other concern is the new LED lighting proposal to the South elevation. Again in the Design & Access Statement it quotes that the lights to the North and East will be fitted underside of the high level flashing and angled down, but there is no mention of how this will be on the South side. Although I do recognise that LED lights provide better, more economical and more environmentally friendly lighting I do not want the rear of my house lit up unnecessarily and at unsociable hours.	Impact considered under section 7.1 (iii)
I also have a concern over the noise and activity levels of the units, i.e.	Impact considered under section 7.1 (iii)

What times will they be in operation and what are the noise limits, as I cannot find these listed as a whole?	
The air conditioner will be in direct view of my home and will be an eyesore. This will also affect the ability to re sell my home due to unsightliness of the units and platform and noise.	Loss of property value and loss of private view are not material planning considerations

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

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 alterations to the front and side (east) elevations would result in the existing brickwork being rendered and painted grey, whilst the fascia would be rendered and painted white. On the eastern elevation the existing canopy would be removed and replaced with a much smaller canopy, which would be red oak cladding. It is considered that the proposed alterations on these elevations are acceptable and would not have a significant adverse impact on the character and appearance of the existing property or area.

The proposed alterations to the rear elevation comprises two elements, the first element would provide acrylic rendering over the brickwork on the car servicing element. This element is considered to be acceptable and would not have a significant adverse impact on the character and appearance of the area. The second element comprises a new plant platform, this is located in a set back on this part of the elevation. This part of the development would largely be screened from public vantage points by the existing building and surrounding residential properties. Furthermore it would be seen against the backdrop of the roof of the existing building and would not project above the roofline. As such it is not considered to have a significant adverse impact on the character and appearance of the property or area.

The proposed lighting scheme is to replace the existing outdated lighting scheme. The proposal is to replace the existing lighting with LED lighting. Further information was requested in terms of how the lighting would be angled and operated, in order to prevent light spillage outside of the site, and impact on the neighbouring properties

(this element is considered below). The further information has demonstrated that the lighting would be angled towards the ground, through having lighting hoods to control this. It is considered that given these controls that the development would not result in a significant adverse impact on the character and appearance of the area.

(iii) Impact upon residential amenity

The majority of the proposed changes by virtue of the size, scale, massing and layout is not considered to have a significant adverse impact on the amenities of neighbouring properties with regard to loss of sunlight/daylight, overlooking or overbearing impact. Furthermore given the arrangements and design of the replacement lighting it is not considered that this element of the proposal would have a significant adverse impact on the amenities of neighbouring residential properties.

In terms of the proposed plant, which largely comprises Air Conditioning units, an acoustic assessment has now been submitted following a request from the Environmental Health Officer. This has provided an assessment of the noise levels, in addition with proposed mitigation measures in order to assess the impact on the most sensitive residential properties, which are to the south. The proposed mitigation measures consist of acoustic panel installed on two surfaces surrounding the plant in order to reduce noise reflections caused by the proposed plant. The EHO has considered this information and raises no objection on this basis, however it is recommended that a post installation acoustic noise report is undertaken in order to assess the noise impact on the neighbouring residential properties, in addition to ensure that the plant machinery is not used outside of trading hours. These requirements are to be covered by appropriate conditions, which the applicant has also agreed too.

(iv) Other matters

The application proposes a number of adverts, these require separate consent under the control of advertisements regime. A note has been added to advise the applicant of this further requirement.

8 Conclusion

The proposed development is not considered to have a significant adverse impact on the character and appearance of the property or area. Furthermore subject to appropriate controls and mitigation, which is to be secured by way of conditions, the development is not considered to have a significant adverse impact on the amenities of neighbouring properties.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00329

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:

Design and Access Statement 7th March 2017
Lighting Solutions Galaxy LED detail
Volvo South Elevation Lighting Comparison 31 May 2017
Acoustic Consultancy Report - 84272/3/1/2 - External Plant Assessment
Lighting assessment prepared by TW Electrical (Southcoast) Ltd
Air Conditioning Details
Plant platform elevation
PROPOSED PLAN PLANNING LAYOUT 4 - HMF7654-P4 REV B
PROPOSED ELEVATIONS PLANNING LAYOUT 2 - HMF7654-P2 REV E
EXISTING & PROPOSED BLOCK PLAN HMF7654-P3
EXISTING ELEVATIONS PLANNING LAYOUT 1 - HMF7654-P1 REV A
Location Plan Ref 011084058

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall be those as set out in part 9 materials of the application form, unless otherwise agree in writing by the Local Planning Authority.

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.

- 4 The new mechanical plant hereby permitted shall be operated in accordance with the Acoustic Consultancy Report - 84272/3/1/2 External Plant Assessment, including the mitigation outlined in section 5 of the report. The mechanical plant shall only be operated during trading hours of the Volvo garage and at no other time.

Reason: To ensure that the development does not have a significant adverse impact on the amenities of neighbouring properties to the south of the site in accordance with policy CS16 of the Havant Borough Core Strategy 2011.

- 5 Within 1 month of the installation of the mechanical plant a post installation acoustic report shall be submitted to the Local Planning Authority for approval. The report shall demonstrate that the mechanical plant meets the expectations of the approved Acoustic Consultancy Report - 84272/3/1/2 - External Plant Assessment or propose further appropriate mitigation measures. Any mitigation shall be fully implemented within 1 month of the approval of the acoustic verification report. The mechanical plant shall thereafter be operated in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that external noise is minimised in the interests of the amenities of nearby residents having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.