

Site Address: 36 New Lane, Havant, PO9 2JL
 Proposal: Application for removal of Condition 7 of Planning Permission
 APP/16/00659 to enable the warehouse approved under that permission to be
 occupied independently of the existing development.
 Application No: APP/17/00108 Expiry Date: 28/04/2017
 Applicant: Mr Atkins
 AData Ltd
 Agent: Mr Potter Case Officer: Daphney Haywood
 Stephen Potter Architectural
 Serv.
 Ward: Bondfields

1 Site Description

2 Planning History

APP/17/00106 - Relating to condition 4, a foundation plan showing the positions of the foundations and the depths of them below ground level (highlighted yellow). Relating to condition 9, a BREEAM Pre-Assessment, UNK,

3 Proposal

Application for removal of Condition 7 of Planning Permission APP/16/00659 to enable the warehouse approved under that permission to be occupied independently of the existing development. Condition 7 states:- The development hereby permitted shall be occupied in association with the existing development on the site and shall not be occupied independently unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of amenity and to prevent the creation of a separate employment unit without the provision of an appropriate level of car parking and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

The Planning Authority has produced a standard parking document which defines a minimum number of parking spaces for use each use classes. This planning proposals should conform to this.

Traffic Management, HBC

1 car parking space per 90m² of warehouse floor space is required

1 space per 45m² of office floor space is required

The number of spaces identified with this application would appear to meet these requirements

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: 6

Number of site notices: one

Statutory advertisement: 10/02/2017

Number of representations received: 0

Summary:

Comment:

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) Parking and servicing

(i) Principle of development

At the time of the 2016 application the warehouse development was to provide additional accommodation for AData Ltd. The applicant now seeks to vary the condition, which prevents the development being occupied as a separate unit, to allow for possible future requirements to sell or let the building independently. The site lies within an established employment area within the urban area where further development is considered acceptable and subject to the provision of adequate servicing and parking provision the principle of development is supported.

(ii) Parking and servicing

The information submitted with the 2016 application was insufficient to demonstrate that adequate parking could be provided for the existing and proposed buildings if they were to operate as independent units. The plans have been adjusted to provide additional parking on spare land not previously indicated for parking and provide details of the allocation of parking between the existing and proposed unit. Additionally the application is supported by a more detailed breakdown of the parking provision which demonstrates that the proposal complies with the Council's adopted parking standards for separate occupation of the existing and proposed units without adversely impacting servicing and manoeuvring space. It is noted spaces 23 to 31 have restricted access but this is as previously approved. Additionally the proposal now provides cycle stands including 26 covered spaces and dedicated motor cycle parking areas. The Development Engineer and the Traffic Management Team are satisfied with the parking arrangements.

8 Conclusion

The proposed parking and serving arrangements are considered acceptable and the submitted details are considered to demonstrate that the proposed unit could be occupied independently without resulting in detriment.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00108

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 1:250Dwg No 1616.01
Block plan 1:500 Dwg No 1616.01
Elevations Dwg No 1616.05B
Floorplans Dwg No 1616.04B
Parking Proposals plan Dwg no. 1704.01dated January 2017
Supporting statement dated 24 January 2017.
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 at No 36 New lane so far as practicable, unless otherwise agreed 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 No development hereby permitted shall commence until plans and particulars specifying the layout and depth of the foundations have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.
Reason: To protect against contamination and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 No development shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.
Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011.
- 6 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 The development hereby permitted shall not be commenced until a BREEAM Pre-Assessment has been submitted to and approved in writing by the Local Planning Authority. Unless proven to be financially or technically unviable the assessment shall demonstrate that the development will attain a minimum standard of 'very good' BREEAM rating. The development shall be carried out only in accordance with the details the subject of the assessment.

Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.