

DELEGATED OFFICER REPORT

Site Address:	Apollo Fire Detectors Ltd, 36 Brookside Road, Havant, PO9 1JR		
Proposal:	Erection of structural canopy to front elevation.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00607	Expiry Date:	20/11/2024
Applicant:	Mr C Marshall		
Agent:	Mr P Broggan	Case Officer:	Denise Sheath
	Fingerprint Studios Architects		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a large industrial site located within the Broadmarsh industrial area. The site lies to the north east of the newly upgraded roundabout of Brockhampton Road and Brookside Road; and lies immediately south of the A27. The existing buildings on the site comprise 2 halves - the western half is a two storey grey clad warehouse style unit which is linked to a three storey brick and clad building that is more office style. A single access serves the site off Brookside Road with large parking area to the front (south). The site is bounded by chain link fence with a grass strip and boundary trees. To the west, the bridge of Brockhampton Road is higher than the site and there is some mature tree screening along this western boundary.

The area is predominantly industrial in nature, with various sized buildings and large areas of hard standing used for parking and storage. On the south side of Brookside Road there are however are a small number of residential properties.

2 Planning History

96/58192/002 - 5 total non-illuminated signs to north, south and west elevations of building 1, 2 total non-illumination signs to north and east elevations of building 2, 3 illuminated signs to south elevation of building 1 and 2 illuminated signs to south elevation of building 2. PERM - 23/08/1996

94/58192/001 - Refurbishment (including recladding) and extension of existing buildings and formation of additional car parking areas. PERM - 17/11/1994

93/58192/000 - For Sale banner on north elevation fronting the A27. PERM

07/58192/003 - Display of non-illuminated monolith sign (height 2.07m) on corner of Brookside Road and Brockhampton Road. PERM - 21/09/2007

APP/12/00541 - Construction of two storey extension to west elevation to accommodate new lift shaft. PERM - 19/07/2012

APP/13/00029 - Display of 2No. illuminated fascia and 1No. non-illuminated fascia signs. PERM - 11/03/2013

APP/14/00056 - Application for Certificate of Lawfulness of proposed development relating to installation of solar panels to 3No. roof areas and associated equipment. WD - 27/02/2014

APP/14/00169 - Installation of solar panels to roof. PERM - 21/03/2014

APP/16/00351 - Lawful development certificate for the siting of portacabin unit containing 6 showers for employees use., WD,05/05/2016

APP/16/00479 - Installation of 1No. portacabin. PERM - 10/06/2016

APP/22/00172 - Outline Planning Application for Phased demolition of existing buildings and the erection of new flexible use employment floorspace (Use Classes E(g)(i)-(iii)/B2/B8) and ancillary uses (Use Classes E(b), E(d) and E(f)); and associated works. All matters reserved except Access.(22.12.23). Request to discharge conditions 5, 6, 8, 10, 12, 24, 25, 26, 28, 29, 32, 33 and 36 (Rcvd 02.01.24). Request to discharge conditions 5, 10, 12, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37, 38, 39, 45 (Received 29.03.24). Request to discharge condition 24 (Received 12.09.24)., PERM,22/12/2023

APP/24/00043 - Application for Non-material amendment to condition 2 of Planning Permission APP/21/00405, to alter door openings, provide dock levellers with associated excavation, and revisions to drainage - all relating to Unit 3. PERM - 21/03/2024

APP/24/00058 - Application for non-material amendment to planning permission APP/22/00172 relating to condition 35 BREEAM. PERM - 12/04/2024

APP/24/00608 - Display of 1No. back lit illuminated fascia sign to front elevation. PERM

3 Proposal

Erection of structural canopy to front 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)
DM14	(Car and Cycle Parking on Development (excluding residential))

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

5 Statutory and Non Statutory Consultations

County Minerals

No comments received

Southern Gas Network

No comments received

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: 18

Number of site notices: 1_

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
- (v) Highway Implications
- (vi) CIL
- (vii) Biodiversity Net Gain (BNG)

(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. The principle of enabling an existing local business to meet its business requirements is supported by the NPPF and Local Plan Policy CS2.

(ii) Impact upon the character and appearance of the area

At present there are 2No. temporary industrial structures fronting the warehouse. The proposal for an enclosed canopy structure would permanently replace these temporary structures. The proposal would allow for a permanent covered storage area to be used as a holding area for the essential part of the daily operation of goods in and goods out of the warehouse. The proposal would be sited on the front of the warehouse style building and would therefore be visible from Brookside Road. However, the existing front facade of the building is set back some 30m from the highway. In this large site the proposed grey canopy structure would be seen against the backdrop of the grey warehouse and would not be overly obtrusive in the streetscene, having a separation of 20m to the highway.

The proposal would be situated in the approximate same position as the existing structures which it will be replacing and would be visible within the street scene. It is considered that in this industrial area the proposed development would not be out of place and therefore would be considered compliant with policy CS16.

(iii) Impact upon residential amenity

There are some residential properties slightly to the east and opposite the site. It is considered that the angle of vision and distances involved are such that the proposed structure would not visually harm their outlook.. The structure would be used for storage and packing of finished goods and it is considered that there would be no detrimental impact from noise from such a use, nor would the comings and goings to the site overall materially increase to cause any harm to amenity.

It is therefore considered that the proposed development would not result in any unacceptable harm to neighbour amenity by way of noise disturbance, overbearing effect, overshadowing or loss of light.

(iv) Highway implications

The permanent enclosed canopy would not result in increased numbers of staff and would not alter the vehicular access to the site nor the existing on-site parking provision. Vehicles will still be able to enter and exit the site in a forward gear. It is not therefore considered that the development would result in matters prejudicial to highway safety or on-site parking.

(v) CIL

Havant Borough Council's current charging schedule sets a zero rate for industrial or office floorspace. Therefore, whilst the proposal does result in additional floorspace there is no CIL liability charge.

(vii) Biodiversity Net Gain (BNG)

Biodiversity net gain (BNG) is a legal requirement for planning permission introduced for small sites such as this on 2 April 2024. In this case the applicant has claimed the de-minimis exemption that the development does not impact a priority habitat and impacts less than:

- 25 square metres (5m x 5m) of on-site habitat
- 5 metres of on-site linear habitats such as hedgerows

Having reviewed the submitted evidence of this claim, it is considered likely that the development would meet the above criteria. On this basis it is agreed that the development is exempt from BNG

requirements. An Informative can be added reminding the applicant of the BNG exemptions criteria on which this decision is based.

8 Conclusion

The proposal is not considered to adversely impact the character and appearance of the area and would not result in unacceptable harm to neighbour amenity or highway safety. The proposed development is considered acceptable and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00607 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 - Drawing No. 10 Rev 01 - Received 25 September 2024
Proposed Location and Block Plan - Drawing No. 10 REV 02 - Received 25 September 2024
Proposed Ground Floor Plan - Drawing No. 24 REV 01 - Received 25 September 2024
Proposed East Elevation - Drawing No. 21A REV 01 - Received 25 September 2024
Proposed West Elevation - Drawing No. 21B REV 01 - Received 25 September 2024
Proposed South and Bay Roof Elevations - Drawing No. 27 REV 01 - Received 25 September 2024
Proposed South Elevation - Drawing No. 23 REV 01 - Received 25 September 2024
Proposed Section AA-CC - Drawing No. 25 REV 01 - Received 25 September 2024
Proposed Section CC-DD - Drawing No. 26 REV 01 - Received 25 September 2024

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.