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Site Address: McDonalds Restaurant, Larchwood Avenue, Havant, PO9  
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Proposal: Installation of 2No rapid electric vehicle charging stations within the car park. 3No existing parking spaces will become 2No EV charging bays, along with associated equipment.

Application Type: Full Planning Permission

Application No: APP/24/00019                      Expiry Date: 06/03/2024

Applicant: Miss Kendrew

Agent:                      Case Officer: Joseph Toole

Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

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## **1     Site Description**

The application site comprises a McDonalds Restaurant with a drive thru located on Larchwood Avenue, Havant. The building has a flat roof with brickwork and glass panelling. To the north of the site is the B2150 and Hulbert Road roundabout and to the south is the ASDA superstore. There is car parking to the south of the site.

## **2     Planning History**

05/70403/000 - Change of Use from car park to motorcycle compulsory basic training school and stationing of container., PERM,15/06/2005

07/70403/001 - Renewal of temporary Planning Permission 05/70403/000 for change of use of car park to motorcycle compulsory basic training school and stationing of container., TPP,22/05/2007

APP/10/00139 - Renewal of temporary Planning Permission 07/70403/001 for change of use of car park to Motorcycle Compulsory Basic Training School and stationing of container. , PERM,17/12/2010

APP/11/00993 - Construction of freestanding restaurant with drive-through, car parking and associated landscaping. PERM 16/10/2012

**Officer Comment:** This is the McDonalds Consent

APP/11/01232 - Display of 1No. illuminated totem sign. (Re-submission.), PERM,02/04/2012

APP/11/01233 - Display of 1No. illuminated freestanding directional sign. (Re-submission.), REF,02/04/2012

APP/11/01234 - Display of 7No. illuminated fascia signs. (Re-submission.), PERM,02/04/2012

APP/11/01164 - Application to carry out tree works including various pruning works and selective felling of trees, subject to TPO 0908., PERM,11/10/2011

APP/12/00468 - Demolition of existing single storey pre-fabricated building and construction of new single storey extension and open-sided metal canopy to house Home Shopping hub. (Revised application.), PERM,29/06/2012

APP/14/00735 - Discharge of Condition No3 of Planning Permission APP/14/00255., PERM,16/10/2014

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). Request to Discharge Condition 7 (10.11.2017). Request to Discharge Condition 9 (07.12.17), PERM,17/02/2017

APP/17/01161 - Display of 1 No. internally illuminated pole sign, 1 No internally illuminated menu sign and 1 No. vinyl non-illuminated banner sign., PERM,21/12/2017

APP/20/00459 - Display of 1No. internally illuminated static fascia sign to south, west and east elevations of Petrol Filling station forecourt canopy including "ASDA" light boxes and florescent strip., PERM,16/07/2020

APP/20/00865 - Display of 4No. internally illuminated free standing signs and 1No. internally illuminated digital LCD screen., PERM,12/11/2020

APP/21/00042 - Erection of two rapid electric vehicle charging stations within the car park. Two existing parking spaces will become EV charging bays, along with associated equipment., PERM,18/02/2021

**Officer Comment:** This relates to the KFC site.

APP/21/00588 - Display of 4No. illuminated glo-line fascia signs and 2No. ad panels, PERM,07/10/2021

APP/22/00610 - Minor alterations to elevations with the construction of a 1.6 sqm extension to form an additional drive thru booth for fast forward ordering with new glazing, stone work and trespa cladding to match existing. A new access door and window to be installed adjacent the entrance lobby. New road markings within the drive thru lane and associated works to the site., PERM,25/08/2022

APP/23/00895 - Fell 1No Silver Birch (T1) to the rear of 29 Pinewood Avenue. Subject to TPO 0908., REF 21/03/2024

### **3 Proposal**

The proposal would be for the installation of 2No rapid electric vehicle charging stations within the car park. 3No existing parking spaces will become 2No EV charging bays, along with associated equipment.

## **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

CS14 (Efficient Use of Resources)  
CS16 (High Quality Design)  
DM10 (Pollution)  
DM11 (Planning for More Sustainable Travel)  
DM14 (Car and Cycle Parking on Development (excluding residential))  
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

### 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**

### **Arboriculturalist**

No objection: no impact to trees will result of the proposals as submitted. Only low level shrubs are present.

### **Councillor D Guest**

No Comment.

### **Councillor Liz Fairhurst - Bedhampton**

No Comment.

### **Councillor Phillipa Gray**

No Comment.

### **Developer Services, Southern Water**

Surface Water Drainage

The Council's technical staff and the relevant authority for land drainage should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: [southernwater.co.uk](http://southernwater.co.uk) or by email at:

[SouthernWaterPlanning@southernwater.co.uk](mailto:SouthernWaterPlanning@southernwater.co.uk)

### **Hampshire Highways**

The applicant is seeking to install 2 rapid EV charging spaces which leads to a net loss of 1 car parking space within the McDonalds restaurant. The Highway Authority understand that the parking will reduce from 32 to 31 spaces on site.

The Highway Authority have been engaging with the case officer directly and understand that the proposed parking with the net loss of 1 parking space still accords with the parking standards as laid out within Havant Borough Council's Parking SPD. The Highway Authority are satisfied that the net loss of 1 parking space does not deviate from the standards. Havant Borough Council in their capacity as the Local Parking Authority should confirm whether this is acceptable. The Highway Authority will be satisfied with the loss of 1 parking space subject to written confirmation from Havant Borough Council that the parking quantum is agreed. Should this not be the case, the Highway Authority should be re-consulted for further comment.

It is noted to the applicant however, that this is an already traffic sensitive junction on the network, where the signal timing operations and available inter-green times for the Larchwood approach have already been maximised. Conversations with the landowner have previously taken place regarding the concerns about the internal queuing and site operations, and as such the Highway Authority will not take any responsibility for the internal queuing on the landowners land as a result of this planning consent.

Having regard to the above, the Highway Authority provide no objections to this planning application subject to written confirmation from Havant Borough Council that the proposed parking quantum continues to accord with the parking standards.

### **Southern Gas Network**

No 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: 11

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
- (iv) Highways and parking matters
- (v) Impact on trees
- (vi) Surface water drainage

(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.
- 7.3 Policy CS14 supports efficient use of resources and as an alternative more sustainable source of energy the principle of the proposal should be supported. Furthermore, Policy DM11 seeks to encourage integration of sustainable travel modes which this proposal is considered to comply with.
- 7.4 The proposal promotes a more sustainable mode of car travel and is considered to offer an improvement to the Borough in terms of travel and therefore should be supported.

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

- 7.5 The proposal comprises the addition of 2 charging points incorporating two parking spaces to the south of the building. The charge points would be approximately 2.2 metres high with a depth of approximately 0.7 metres and width of 0.85 metres. The proposal would include one feeder pillar serving the charge points in green colour. The proposed electrical car charging points are deemed an acceptable addition to the McDonald's frontage and car parking area.

(iii) Impact upon residential amenity

- 7.6 There are no residential properties within close proximity to the proposal site.

(iv) Highways and parking

- 7.7 Hampshire Highways have been consulted in regard to this proposal and have upheld no objection to the scheme as long as the site continues to comply with the Havant Borough Parking Standards SPD.
- 7.8 The proposal would result in the loss of one car parking space. The restaurant and seating areas has a floor area of 151.1sqms. According to the Havant Borough Parking Standards SPD it states eating and drinking establishments should provide 1 space per 5sqm meaning 31 parking spaces should be provided on site. According to the Site Plan provided 31 car parking spaces can be provided on site therefore complying with the Parking Standards and Policy DM14 of the Havant Borough Core Strategy (2011). The 31 car parking spaces include the 2 hatched car parking spaces shown on the Site Plan. These are 'grill bays' so if there is a delay in the order for the drive-thru the customer is directed to the one of the hatched spaces waiting collection.

(v) Impact on trees

- 7.9 The Council's Arboriculturalist commented on the application raising no objection.

(vi) Surface water drainage

- 7.10 Southern Water commented on the application requesting a response from the Council's Land Drainage Officer. Due to the nature and scale of development this was not considered relevant. An informative has been added to the decision with regards to public sewer protection.

**8 Conclusion**

- 8.1 The development is considered to provide a sustainable alternative electric charging option to the Borough and is supported by policies CS16, CS14 and DM11. Furthermore, the works are considered to not look out of character nor cause a negative impact to neighbouring dwellings and as such should be supported and be granted planning permission.

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**9 RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00019 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 - 10376-0228\_02 REV D  
Block Plan - 10376-0228\_03 REV B  
Site Layout - 10376-0228\_01\_PL REV B  
Feeder Pillar Equipment Elevations - 001\_27 REV A  
Equipment Elevations - 001\_29 REV A  
Charger Specification EVD160KU/C01 Parameters of the manual V3.0

**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.

**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.