
Site Address: McDonalds Restaurant, Larchwood Avenue, Havant, PO9
3BF

Proposal: 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 trespas 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.

Application Type: Full Planning Permission

Application No: APP/22/00610

Expiry Date: 03/08/2022

Applicant: McDonald's Restaurants
Limited

Agent: Mrs Sarah
Planware Limited

Case Officer: Graham Speller

Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located in an established commercial area located off Larchwood Avenue and comprises McDonalds Restaurant.

2 Planning History

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

3 Proposal

- 3.1 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 trespas 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.

4 Policy Considerations

National Planning Policy Framework 2021

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)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

There are no significant trees onsite or on adjacent land that will be affected by the proposals.

Recommendation:

I raise no objection to the proposals

Councillor Anne Fairhurst - Bedhampton

No comments received.

Councillor D Guest

No comments received.

Councillor Mark Inkster

No comments received.

Environmental Health Manager, Community Group

No comments received.

Hampshire Highways

The Highway Authority have read through the submitted documentation and are satisfied that these proposals are acceptable in this instance.

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.

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: 8

Number of site notices: At least one site notice exists

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) Parking and highway safety

(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 management criteria.

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

7.3 The proposed alterations are relatively minor in nature and would not result in any adverse impact on the character and appearance of the area.

(iii) Impact upon residential amenity

7.4 Due to the location of the proposed development there would be no adverse impacts on residential amenity.

(iv) Parking and highway safety

7.5 The highway authority raises no objections on highway safety grounds but comment that they have previously been in discussions with the applicant regarding the concerns about the internal queuing and site operations.

7.6 The applicant's agent has advised that the current arrangement has two parking bays numbered as grill bays so if there is a delay in the order, the customer is directed to the appropriately numbered hatched bay. The rest of the car park is being numbered to assist customers, who use the McApp to order their food and then directed to the relevant bay in the car park to collect their food. For that reason, the numbers have been removed from the grill bays and will simply be hatched. With the introduction of the fast forward lane, the applicant foresees that these will not be used very often. As such, there is adequate parking capacity within the site and the introduction of a third drive through booth should assist internal queuing.

8 Conclusion

8.1 As noted above, the proposals are relatively minor and would have limited and acceptable impact on the character and appearance of the area and is considered acceptable in highway safety concerns and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00610 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:

P19-062-1410 REV 01A - LOCATION PLAN

P21-50-1410-06 REV C - EXISTING AND PROPOSED GENERAL
ARRANGEMENT PLAN

P21-50-1410-05 REV B - EXISTING AND PROPOSED EXTERNAL
ELEVATIONS

P21-50-1410-300 REV E - AMENDED PROPOSED SITE PLAN

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 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.