
Site Address:	3 Downley Road, Havant, PO9 2NJ		
Proposal:	Single storey rear extension and installation of cladding to existing building		
Application Type:	Full Planning Permission		
Application No:	APP/22/00128	Expiry Date:	21/04/2022
Applicant:	.		
Agent:	Optivet Referrals Neal Thompson Robinson Escott Planning	Case Officer:	Gary Christie
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application relates to a commercial building located to the western side of Downley Road, just to the north of its junction with Stanbridge Road. The site, which is currently in use as a veterinary practice comprises a single-storey building with two car parking areas accessed from Downley Road. The site also benefits from an access on to New Lane to the west although this does not appear to have been used for some time. A number of trees to the south and eastern boundaries are protected by Tree Preservation Order.

The site forms part of a larger industrial estate characterised by a mix of commercial, industrial and office buildings.

2 Planning History

01/53844/004 - Continuation of Hazardous Substance Consent to store up to 21 tonnes of Natural Gas., PERM,15/03/2001

00/53844/003 - Continuation of hazardous substance consent to store up to 21 tonnes of natural gas., PERM,06/06/2000

94/53844/002 - Crown lifting to 2.5m over pedestrian/grass areas and 5.2m over vehicular areas,
on trees covered by TPO 888., PERM,20/06/1994

92/53844/001 - Application for deemed consent for the storage of Natural Gas.,
,23/02/1993

APP/10/00221 - Change of use from gas networks depot (Sui Generis) into a referrals veterinary clinic (D1). Construction of entrance lobby extension, new internal fit-out and associated alterations to various windows and door openings to suit. New external works layout including introduction of soft landscaping and 10No. kennels for staff dogs., PERM,27/08/2010

APP/11/01352 - Change of use from gas networks depot (Sui Generis) into a referrals veterinary clinic (D1). New internal fit-out and associated alterations to various windows and door openings to suit. New external works layout including introduction of soft and hard landscaping and 6No. kennels for staff dogs and external dog run. (Resubmission.), PERM,16/11/2011

APP/13/00764 - Reduce 20No. trees (consisting of Poplar, Lime, Silver Birch, Plane, Grey Alder and Fir) to allow 1.6m clearance above and behind new street lights and to allow lamps to be visible from Centre Point between columns. All trees within G1 of

TPO 0888., PERM,19/09/2013

APP/14/01206 - Crown lift to 4m, provide clearance around lampposts and deadwood
8No. trees within G1 of TPO 0888., PERM,02/01/2015

APP/15/00542 - Application to determine whether prior approval is required for the
method of demolition of the steel gas holder, the boiler house and brick building and
any proposed restoration of the site., PAY,11/06/2015

APP/16/01084 - Extension to west elevation of existing veterinary practice to provide
further dog and cat kennelling with laundry area., UNK,

APP/17/00117 - Extension to west elevation of existing veterinary practice to provide
further dog and cat kennelling with laundry area., PERM,03/04/2017

3 Proposal

Planning permission is sought for the construction of a single-storey rear extension and the installation of cladding to the existing building. The extension which would measure approximately 20m in length by 9m in depth would be sited to the west of the main building within an area of hardstanding currently used for parking and would replace an existing portable building. The extension would provide additional office and staff facilities for the veterinary practice.

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

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

CS2 (Employment)

DM10 (Pollution)

DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

No objection.

Councillor Alex Rennie

No comments received.

Councillor Richard Stone

No comments received.

Environment Agency

No comments received.

Environmental Health Manager, Community Group

No objection to the proposal in amenity terms. No comments in respect of land contamination received.

Hampshire Highways

Due to the scale of the proposal and that there is no change to the vehicular access, HCC's standing advice should be referred to in the first instance.

Portsmouth Water Company

The Portsmouth Water Catchment Management Team have reviewed this application and have no subsequent adverse comments to make in regard to this development from a groundwater quality protection perspective. This is due to the development's small nature and location within SPZ1c of the groundwater catchment.

Southern Gas Networks - stage 1

No objection - Details of infrastructure provided.

Traffic Management, East Hampshire District Council

The traffic team have no adverse comment to make.

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: 21

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

- 7.3 The proposed extension would comprise a flat roofed modular building that would be functional in appearance, clad predominantly in grey panels with windows and doors to its north, south and west elevations. The southern elevation of the building which would be visible from within the car park and Downley Road would be finished in vertical timber cladding (Siberian Larch) which would be continued across the southern elevation of the existing building to provide a consistent finish.

The proposed extension is considered to be acceptable in terms of its scale, massing and siting and its integration with the existing building would be assisted by the continuation of the timber cladding across the entire southern elevation. Overall, it is considered that the proposal is acceptable in design terms and would relate appropriately to its surrounding context.

(iii) Impact upon residential amenity

- 7.4 The proposal is for a modest extension to an established use within a defined employment site. Having regard to the level of activity associated with the extended use, location within an employment site and distance from the nearest residential occupiers (90m across New Lane), it is not considered that the proposal would result in any significant amenity impacts.

(iv) Parking/Highways

- 7.5 The proposal would result in the loss of three staff parking spaces as indicated on the approved drawings associated with the original planning permission for the veterinary practice (APP/11/01352). However, it is noted that the application boundary for both the original application and this application include a large overflow carpark to the north of the main building.

Whilst a reduction in parking spaces and an increase in floorspace would potentially place additional pressure on the remaining parking facilities, no objection is raised by the traffic management team and the level of parking remaining at the site is considered to be adequate to meet the need of the veterinary practice.

(v) Flood Risk

- 7.6 With the exception of the westernmost access to the site from New Lane, the site is located entirely within Flood Zone 1. With future flood modelling taking into account climate change, the area of site at risk of flooding remains the very western extent with the existing and proposed buildings and the associated car parks remaining within Flood Zone 1. As the buildings and car parks would remain outside of the predicted flood zones and safe and dry egress would be available to the east onto Downley Road, currently the only used access/egress point, it is considered that the proposal would not increase the risk of flooding at the site or elsewhere.

(vi) Effect on surrounding trees

The row of trees protected by tree preservation order extends along the southern and eastern boundaries of the site. As the proposed building would be situated approximately 17m from the trees which are located within a defined landscaping area beyond the existing car park, it is not considered that the proposal would affect their long-term health or stability.

(vii) Contamination

- 7.7 The application site forms part of the original gasholder compound, constructed between 1954 & 1960. Whilst not representing a former operational town gas works (which would represent a high risk), gas holders still represent a potential for significant contamination of soils via the condensation & dissolution, and subsequent leakage of hydrocarbon compounds and impurities from the gas under differing temperature & pressure conditions.

Whilst formal comments have not been received in respect of land contamination, it is noted that advice was previously provided in respect of a similar smaller extension situated immediately adjacent to that now proposed when granting permission in 2017 (APP/17/00117). It was highlighted that as the extension comprised a lightweight pre-fabricated structure, significant excavations were not required for its installation. It was concluded that it would have been disproportionate to require proactive site investigation, especially as the potential contamination source is essentially 'off-site' with reference to current boundaries, and the development was of insufficient scale to hamper clean-up by others in future, should gross contamination be found to be present at the site. A watching brief was recommended as a feasible & proportionate way of responding to the theoretical risk at the site during all intrusive groundworks.

The applicant has confirmed that the proposed extension would be of a similar construction type and could potentially be located immediately onto the car park surface without any excavation works. If this is not feasible, only small pad foundations would be required and such excavations would again be minimal. Services would be taken from the existing building. Therefore, given the proximity of the extension to that previously considered and the similar construction techniques requiring minimal excavation works, it is considered that a watching brief would again be a proportionate way of responding to risk at the site.

8 **Conclusion**

It is considered that the proposed alterations and additions are of an acceptable scale and design in relation to the recipient building and its surrounding context. The site is sufficiently distance from residential properties to prevent any significant adverse impacts on amenity and would not result in any significant impacts in respect of parking, flood risk, contamination or impact on trees.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00128 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:

TQRQM21358112332316 / PF Modular (Location Plan);
TQRQM22004154607685 / PF Modular (Block Plan);
2112-491-A001 Rev-A1 (Layout Plan);
2112-491-A100 Rev-A1 (Proposed Elevations).

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.

- 4 In the event that suspected contamination (discoloured or odorous soil or groundwater, buried waste materials, tars or oils etc.) is encountered during groundwork; works in affected areas of the site shall cease until a scheme to deal with the risks associated with the suspected contamination has been submitted to and approved in writing by the Local Planning Authority.

The scheme may comprise separate reports/statements as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

- i) Investigation in the vicinity of suspected contamination, sufficient to characterise it's nature, likely extent & mobility,
- ii) An appropriate assessment of the risks to human health, based upon i), and;
- iii) Where potentially unacceptable risks are identified by ii), a Risk Mitigation Strategy that includes appropriately considered objectives and clearly defined proposals for achieving these, having due regard to sustainability

All assessments, works, monitoring & other actions required by i)-iii) above (and B, below) shall be undertaken by competent persons, and the scheme shall be implemented as approved.

Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority;

A) A statement confirming that no suspected contamination was identified during development, OR;

B) Documentation in accordance with i-iii) above; together with a Verification Statement (where appropriate) demonstrating that remediation objectives have been met.

Reason: Having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, contamination may be present at the site as a result of previous &/or adjacent land use which could pose a risk to employees at the completed development.