

Recommendation: **GRANT PERMISSION**

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)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan
E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Jo Lowe

No comment

Councillor T Moutray

No comment

Crime Prevention -Minor Apps

No comment received

Hampshire Highways

No comment received

Property Services Manager, Corporate Group

The land subject to the planning application is not owned by HBC. The land directly to the north is owned by HBC. If the gates open across HBC land or access is required across our land then it is suggested contact be made with the Property Team as an agreement to regularise these elements may be required.

Case Officer comment : *Applicant has confirmed gates will open inwards - informative will be added to direct applicant .*

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: 13

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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

(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.

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

7.3 This proposal comprises the addition of a gate within the existing wall to the rear of the site to provide an additional access point to the service yard to the rear of the former Tesco's store. The gate would match the height and style of the existing gates to the rear of the site which also allow for stock delivery and would be made from galvanised metal also to match the existing gates.

7.4 As noted above this area of the site is used for deliveries to the unit along Greywell Road and surrounding this there are parking spaces for vehicles making use of the shopping facilities. The proposed gate is not deemed to cause any harm to the character of the area. The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

7.5 To the north of the site are the rears of properties sited along Foxcott Drive however there is a large separation distance between these properties and the existing delivery area. The proposed gate is not deemed to result in harm to the amenity of these properties. Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Highways

- 7.6 No harmful impact to the highway has been identified - the applicant has also confirmed the gates would be inward opening as shown on the floor plans . Highways have been consulted however have not commented on this proposal. It is concluded any impact would be acceptable.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours 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/21/01398 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:

Block plan uploaded on the 20.12.2021

Proposed floor , location and elevations plan uploaded on the 20.12.2021

Reason: - To ensure provision of a satisfactory development.