
Site Address:	East Building, Penner Road, Havant, PO9 1QZ		
Proposal:	Change of use from B1C to sui generis car showroom / workshop plus minor external amendments, and a revised interior to suit new raised mezzanine flooring		
Application No:	APP/22/00120	Expiry Date:	20/04/2022
Applicant:	Mr Rochez Twyford Moors		
Agent:	Mr Swanton Re-Format LLP	Case Officer:	Gary Christie
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application relates to a industrial style building located to the northern side of Penner Road, Havant. The building is connected via a link corridor to the neighbouring building to the west and benefits from a landscaped car park and service yard to the east and north respectively, both accessed from Pyramid Park. The unit is clad in coloured panels and incorporates glazing at ground floor level to the south, east and west with a larger roller shutter door to the north.

The surrounding area is commercial in character with a mix of industrial and office buildings. A large waste water treatment works is located further to the west with residential uses approximately 240m to the east.

2 Planning History

05/70318/000 - 600 square metre B1(c) factory and link - Permission 05/07/2005
05/70318/001 - Variation of Condition 2 of Planning Permission 05/70318/000 to allow for occupation of the approved development before the construction of road improvements at the junction of Harts Farm Way and A27 Westbound off slip.,
Refused 14/12/2005

3 Proposal

Change of use from B1C to sui generis car showroom / workshop plus minor external amendments, and a revised interior to suit new raised mezzanine flooring

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)
DM10 (Pollution)
DM14 (Car and Cycle Parking on Development (excluding residential))
DM3 (Protection of Existing Employment and Tourism Sites)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Imogen Payter
No Comments Received

Councillor J Branson - St Faiths
No Comments Received

Councillor T Pike - St Faith's
No Comments Received

Crime Prevention -Minor Apps
No Comments Received

Economic Development
No Comments Received

Environmental Health Manager, Community Group
This office has no objection in principle to the proposed change of usage

However, there is no indication of existing air moving plant, nor any proposal to provide such external, or venting to the external, equipment, including air conditioning plant, extraction units to serve the fabrication, metal /wood, engine & workshop rooms, spray paint booth and so forth. Should such plant / equipment be required at a later time, a relevant planning application would be expected to be submitted for such, at that time.

Hampshire Highways

The Highway Authority have undertaken a TRICS assessment and are satisfied that the proposed change in use from class B1C to sui generis car showroom / workshop will not generate a significant increase in the number of vehicular trips accessing the site.

Having regard to the above, the Highway Authority are satisfied that the proposed change of use would not lead to a detrimental impact on the wider highway network and thus provide no objections.

Langstone Harbour Board

No Comments Received

Southern Gas Network

No Comments Received

Traffic Management Team

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: 14

Number of site notices: 1

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) Parking/Highways
- (v) Flood Risk

(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.

Policy DM3 seeks to protect existing employment sites but recognises that significant employment opportunities are provided by other forms of economic development. The proposal would introduce a mix of car workshop, car showroom/storage and ancillary offices for a business that specialises in the restoration, maintenance and sale of high value classic cars. Whilst it is suggested that the car sales element of the proposal would offer limited employment opportunities, the workshops and ancillary office spaces would ensure that the site continues to provide local employment opportunities. The introduction of a significant mezzanine floor within the building would also provide further employment floorspace at the site. Therefore, the proposal would comply with policies CS2 and DM3 of the Core Strategy and would be acceptable in principle.

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

- 7.3 Externally, changes are proposed to the building including: the replacement of cladding panels to change the accent colour from blue to red; the installation of windows higher up in the elevations to serve the new mezzanine floor; and the installation of a further roller shutter door and a canopy to the north elevation. The changes are considered to be relatively minor in nature and would relate appropriate to the recipient building and the surrounding context.

The change in colour appears to be linked to the corporate colour scheme of the intended occupier and an advertisement is proposed to the southern elevation. An informative is suggested highlighting that this advertisement may need Advertisement Consent.

(iii) Impact upon residential amenity

- 7.4 The site is located approximately 240m from the nearest residential properties. Given the existing range of activities that take place within the estate, it is not considered that the proposal would result in any significant amenity impacts. The Environmental Health Team raise no objection to the proposal, although they highlight that no details of air handling equipment is provided and the installation of such equipment may require planning permission in its own right in the future. A planning condition relating to the installation of external plant and equipment is proposed.

(iv) Parking/Highways

- 7.5 The Parking Standards SPD sets the parking standards for new development. Notwithstanding the changes to the Use Classes Order the SPD requires the following:

B1(a) Office 1 space / 30sqm
B1 (b) (c) high tec/light Industry 1 space / 45 sqm
B2 General Industrial 1 space / 45sqm
B8 Warehouse 1 space / 90sqm
Car sales/garage forecourts/workshops 1 space / 45sqm (staff)
Car sale/garage forecourts/workshops 3 space per service bay

The resultant floorspace of the building would be approximately 1,000sqm comprising a mix of workshop, office and car sales space. Whilst typically offering limited weight to the specialist nature of a specific occupier of a development, in this instance the location of the site away from significant passing trade does suggest that the day to day operation of the uses would be different to that of a typical vehicle showroom and workshop. The applicant has provided a break down of the operations and has suggested that the 15 vehicle spaces provided at the site would be sufficient to meet the needs of the business. This assumes that: only one of the two service bays/ramps would be operational at any given time, that cars are often collected from customers homes rather than brought to the site, the car sales area does not require dedicated sales staff and the number of customers visiting the showroom would be limited due to the specialist nature of the vehicles.

Notwithstanding the assessment of the applicant, it is considered that the provision of 15 parking spaces would be broadly in line with the parking demand associated with a more typical car sales/workshop use that could operate from the site if permission was granted. Therefore, with the inclusion of a planning condition requiring the provision and retention of 15 parking spaces for staff and customers, and not for the display of vehicles for sale or awaiting service/repair, it is considered that the proposal would provide an adequate parking provision.

Bicycle storage facilities are shown to the rear of the building below the new canopy which are considered to be adequate.

No objection is raised by the Traffic Management Team or the Local Highways Authority.

(v) Flood Risk

- 7.6 The site is located within Flood Zone. However it is noted that the site lies within a future flood zone taking into account climate change. The proposed use is considered to fall within the Less Vulnerable category of development and it is considered that the proposal would not increase the risk of flooding at the site or elsewhere.

8 Conclusion

The proposed development is considered to be acceptable in principle and would continue to provide a range of employment opportunities at the site. The external changes would be acceptable in design terms and the site can accommodate adequate parking. It is not considered that the proposal would result in any significant adverse impacts on residential amenity or increase flood risk. Therefore, Planning Permission is recommended.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00120 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:

P22016-RFT-zon-XX-DR-A-100-Rev-P01,
P22016-RFT-zon-XX-DR-A-0101-Rev-P01,
P22016-RFT-zon-XX-DR-A-0120-Rev-P01,
P22016-RFT-zon-GF-DR-A-0200-Rev-P01,
P22016-RFT-zon-GF-DR-A-0201-Rev-P01,
P22016-RFT-zon-01-DR-A-0202-Rev-P01,
P22016-RFT-zon-lev-typ-A-0300-Rev-P01,
P22016-RFT-zon-lev-typ-A-0301-Rev-P01.

Reason: To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match in type and texture those on the existing building.

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 The car parking spaces numbered 1-15 inclusive on approved drawing P22016-RFT-zon-XX-DR-A-0120-Rev-P01 shall be made fully available for use by staff and customers prior to the development being first brought into use and shall be permanently retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Notwithstanding the provisions of Condition 4 above, none of the parking provisions specified in that condition shall be used for the parking of vehicles brought to the site for the purpose of their sale, repair, renovation or dismantling or their storage preparatory to such sale or such other works to them.

Reason: To safeguard the adequacy of vehicle parking provision and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The development shall not be brought into use until the bicycle storage facilities shown on approved drawing P22016-RFT-zon-XX-DR-A-0120-Rev-P01 have been provided and made available for users of the development hereby permitted. The bicycle storage facilities shall thereafter be permanently retained for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 No externally visible or audible plant, machinery or structures required for ventilation or filtration purposes shall be installed at the premises until and unless details of the external appearance and acoustic performance of the same have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring property and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.