
Site Address: Unit 10, Kenwood Business Park, New Lane, Havant, PO9 2NT

Proposal: Application for non-material change to Planning Permission APP/15/00274 relating to change in window sizes and locations, change in number and locations of outlet grilles. Addition of bollards outside shop to West. Addition of new parking bays arrangement to West within existing car park. Addition of 3no. charge points for electric cars to bays within existing car park to North. New bitmacadam surface & grading to access path adjacent to North Elevation. Inclusion of hatched escape areas to existing parking bays within existing car park to North opposite fire escape doors.

Application No: APP/16/00791

Expiry Date: 02/09/2016

Applicant: Mr Tait
Kenwood Ltd

Agent: Mr Lord
Studio Four Architects Ltd

Case Officer: David Eaves

Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located within Kenwood Business Park and unit 10 which is set well back from New Lane and is surrounded by other business units.
- 1.2 The existing building is proposed to be re-clad. The building would include a small factory outlet shop which is to be re-positioned from within unit 1. The building would also provide training facilities and Research and development Service Facility.

2 Planning History

APP/11/00187 - Retention of storage and loading canopies around entrances to warehouse units 7, 8 & 9 for a period of 24 months., PERM,27/09/2012

APP/13/00917 - Retention of storage and loading canopies around entrances to Warehouse Units 7, 8 & 9 until 31 December 2015., PERM,07/11/2013

APP/15/00274 - Refurbishment of existing Unit 10 comprising of existing envelope stripped back to structural frame, walls and roof re-clad with insulated panels, storm drainage adjusted to suit new external gutter system, new doors and windows to suit new internal layout. , PERM,18/05/2015

APP/15/00275 - Display of 1No. fascia sign., PERM,18/05/2015

APP/15/00274 - Refurbishment of existing Unit 10 comprising of existing envelope stripped back to structural frame, walls and roof re-clad with insulated panels, storm drainage adjusted to suit new external gutter system, new doors and windows to suit new internal layout. PER May 2015

APP/16/00802 - Display of 1No. internally illuminated fascia sign., DEL,

3 Proposal

Application for non-material change to Planning Permission APP/15/00274 relating to change in window sizes and locations, change in number and locations of outlet grilles. Addition of bollard's outside shop to West. Addition of new parking bays arrangement to West within existing car park. Addition of 3no. charge points for electric cars to bays within existing car park to North. New bitmacadam surface & grading to access path adjacent to North Elevation. Inclusion of hatched escape areas to existing parking bays within existing car park to North opposite fire escape doors.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS2 (Employment)

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

None

6 Community Involvement

N/A for non-material amendment application.

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:

The acceptability of the changes to the approved layout and alterations to the building.

- 7.2 The changes proposed relate to several areas, alterations to the building; amendments to parking; electric charging points; bollard's; changes to footpath to north of the building; hatching to car park.

Building Changes

- 7.3 West elevation changes- minor changes to windows; North Elevation- Addition of grills, East Elevation- amended windows and positioning of AC/condenser units, changed grill positions; South Elevation- Changes to grill positions. These changes are considered to be minor and non-material.

External Changes

- 7.4 External changes relate to the provisions of bollard's, electric charging points, changes to footpath surfacing and minor parking changes. These alterations are considered to be acceptable and non-material.

8 Conclusion

- 8.1 The proposed alterations are considered to represent non-material amendments and permission can therefore be recommended.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00791

(A) subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Block and Location Plan Drawing No.120 Rev PL1

Ground Floor Layout & Roof Plan Drawing No. 100 Rev C2

Proposed Elevations Drawing No. 102 Rev C4

Specifications Electric Charging Point V02 5-14

Reason: - To ensure provision of a satisfactory development.