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|-----------------|--------------------------------------------------------------------------------------------|---------------|-----------------|
| Site Address:   | Scottish and Southern Energy, Martin Road, Havant, PO9 5TH                                 |               |                 |
| Proposal:       | Increase height of security fencing (perimeter west) by 600 mm for a length of 126 metres. |               |                 |
| Application No: | APP/16/00617                                                                               | Expiry Date:  | 07/11/2016      |
| Applicant:      | Mr Nick Crook<br>SSE Plc                                                                   |               |                 |
| Agent:          | Mr Daniel Neal<br>SSE Contracting                                                          | Case Officer: | Daphney Haywood |
| Ward:           | Bondfields                                                                                 |               |                 |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

Scottish and Southern Energy, Martin Road, comprises a commercial site on the north side of Martin Road. This side of Martin Road is primarily commercial whilst the south side is primarily residential.

## **2 Planning History**

APP/12/00169 - Full Application (to incorporate a change of use from ancillary car parking) for the development of a utilities and vehicle storage yard (Class B8) comprising the conversion of a building to ancillary storage and office use, utilising the existing access from Bartons Road. Application to involve the demolition of existing B1 offices (2,250 sq metres)., UNK,  
GEN/15/00606 - Proposed mixed use commercial development., ,26/06/2015  
GEN/16/00402 - Information request., UNK,  
GEN/16/00475 - Proposed increase in current security perimeter fencing., ,06/05/2016  
APP/16/00940 - Application to determine whether prior approval is required for the method of demolition and site clearance of Former SSE Building, Bartons Road, Havant., DEL,

## **3 Proposal**

Increase height of security fencing (perimeter west) by 600 mm for a length of 126 metres.

## **4 Policy Considerations**

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

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

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

Crime Prevention -Minor Apps No comments received  
Development Engineer - Highways No adverse comments

## **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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

**Summary:**

**Comment:**

## **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 of the area
- (iii) Impact upon residential amenity

(i) Principle of development

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 of the area

The western boundary adjoins car parking and is currently defined by green mesh fencing. The proposed increase in height on this boundary, which does not directly front a public highway or residential properties would not be overly prominent and is not considered to adversely impact the character of the area. The design and appearance of the proposal is deemed appropriate in context to the site meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable.

(iii) Impact upon residential amenity

There are no residential properties adjoining this boundary and any impact on nearby properties would be limited and acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received regarding the scheme.

## 8 **Conclusion**

The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00617  
for the following reasons/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:  
OS location plan  
General site layout ref 11111/00  
**Reason:** - To ensure provision of a satisfactory development.
- 3      The external finish of the proposed fencing hereby approved shall match, in type and colour that of the existing fencing 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.