
Site Address:	Unit 6, 1 Selbourne Road, Havant, PO9 1ND		
Proposal:	Installation of 16No. air conditioning units, gas bottle storage unit, fire escape staircase and fire exit door.		
Application No:	APP/16/00836	Expiry Date:	05/10/2016
Applicant:	N/A		
	Vets4Pets Limited		
Agent:	Mr P Marsden	Case Officer:	Heather Lealan
	Savills (UK) Limited		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

Unit 6, 1 Selbourne Road, Havant, PO9 1ND is a unit within the Solent Road Retail Park. This section consists of 7 adjoined retail units with associated parking and service areas. The Retail Park is located to the west of the main Park Road South which connects Havant Town Centre with the A27 Junction and Hayling Island beyond. The site lies within the identified Havant Town Centre boundary.

2 Planning History

08/73273/000 - Installation of air conditioning condensers to rear elevation. (Retrospective.), PERM,22/09/2008
08/73273/001 - Display of 1No. internally illuminated fascia sign and 4No. non-illuminated poster frames to front elevation and 1No. non-illuminated deliveries panel to rear elevation. , PERM,22/09/2008
APP/11/01371 - Installation of photo voltaic panels to roof of existing buildings., PERM,01/11/2011
APP/16/00639 - Installation of mezzanine floor for retail and/or pet care treatment and grooming facility (sui generis)., PERM,19/08/2016

3 Proposal

Installation of 16No. air conditioning units, gas bottle storage unit, fire escape staircase and fire exit door.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL3 (Town, District and Local Centres)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency

No Comments

Economic Development

No Objections

Environmental Health Manager

No 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: 3

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Appropriateness of the design
- (iii) Impact the locality

(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) Appropriateness of the design

The proposed changes to the existing unit include the addition of a fire escape staircase and a fire exit door to the rear of the building. This is considered to be acceptable in design terms. The provision of the air conditioning units and gas bottle storage unit would not be highly visible from the public realm as they would be located

at the rear of the unit. Overall the physical changes are considered to have minimal impact.

(iii) Impact the locality

The proposed air conditioning units and gas bottles are to be located at the rear of the building in a dedicated service yard which serves the unit and the wider retail park. It is exclusively commercial in terms of land use and the retail park is surrounded by a highway Brockhampton Lane and Selbourne Road. The closest residential property is over 40m in distance, beyond the retail park and highway.

An environmental noise assessment report has been submitted with the application and should be conditioned as part of the approved plans. The report has found that the absolute noise levels incident on the closest residential properties are sufficiently low, and so are not considered to have an adverse impact. The proposal is considered to accord with Policy DM10 of the Core Strategy 2011.

8 Conclusion

The application is considered to be acceptable as it would accord with local plan policy and given that the nearby residential properties are an acceptable distance away from the commercial retail park and the site. The application is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00836 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.

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

Technical specifications for air conditioning units - sales area received 10 August

Technical specifications for air conditioning units - Vets, Grooming and Training received 10 August

Specification for gas bottle storage units received 10 August

Noise Impact Assessment, produced by Sustainable Acoustics received 10 August

Proposed ground floor and external elevation. 5635/11 received 10 August

Reason: - To ensure provision of a satisfactory development.

