
Site Address:	Former site of Little Chef, A27 Havant Emsworth Bypass, Emsworth		
Proposal:	Replacement of single fire exit door with a double door to form new main entrance.		
Application No:	APP/16/00366	Expiry Date:	09/06/2016
Applicant:	Miss Rhodes 23.5 Degrees Ltd		
Agent:	Miss Gulacsi Architecture Design Limited	Case Officer:	Tina Pickup
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located along the east bound carriageway of the A27. The site itself is made up of three sections, the petrol filling station located adjacent to the highway, further north west is a large car park and sited within this is a Travelodge and what was formerly a Little Chef. Both of these buildings are fully screened from the highway by mature trees and vegetation and grass verge.

The Travelodge is a two storey building with a link to the west elevation of a single storey former Little Chef, and it is this single storey building that comprises the application site. The main section of this building is visually single storey with a steep pitch with a lower pitched side projection on the east elevation. The resultant recess in the south eastern corner provides the main entrance to the building.

2 Planning History

91/53284/008 - Erection of integrated Motorist Restaurant and 36 be Travelodge., PERM,

95/53284/014 - Replacement internally illuminated pole sign to a height of 6.258m., PERM,14/09/1995

04/53284/018 - Single storey side extensions to east & north elevations to form larger shop area., PERM,23/06/2004

03/53284/016 - Application by Vodafone Limited to determine whether prior approval is required for the siting and appearance of a 15m high monopole with 6 no. antennas, 1 no. 600mm and 1 no. 300mm transmission dishes (total height of installation 17.2m) to rear (north) of existing travelodge building together with an associated equipment cabin at ground level enclosed within a chain link fenced compound and ancillary development., WD,20/03/2003

00/53284/015 - Retention of two non-illuminated freestanding advertising banners to south of restaurant, REF,18/07/2000

APP/12/00638 - Display of 1No. non illuminated fascia sign, consisting of woodmark lettering; 1No. illuminated 'Siren' logo sign; 1No. illuminated double sided Totem sign and 1No. illuminated Pylon Directional Sign., PERM,23/08/2012

APP/12/00642 - Replace single entrance door with new double entrance doors. Re-paint existing external window frames and door frames and introduce a new outdoor seating area to shop front., PERM,23/08/2012

APP/13/00640 - Advertisement application for 1No. internally illuminated 'Siren' logo sign, to be repositioned on the roof. (Previously approved under planning permission APP/12/00638)., PERM,28/08/2013

There is also another current application on the site:

APP/16/00367 - Display of 1No. illuminated flush mounted fascia sign, 1No. illuminated flush mounted disk sign and 1No. Pylon/Totem acrylic fascia sign.

3 Proposal

The application seeks permission for the replacement of a single fire exit door with a double door to form a new main entrance. This is within the east elevation of the recess in the south eastern corner.

An outdoor seating area is also shown on the proposed plans within the recessed corner, but the siting of tables and chairs in this location is not considered to represent development over which the Local Planning Authority would have any control. The hardstanding already exists.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

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: 0

Number of site notices: Not applicable.

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The site is located in a countryside location, beyond the urban area boundaries and within an undeveloped gap as defined by Policy AL2 of the Allocations Plan. Within these undeveloped gaps planning permission will be granted for small scale development that does not affect the identity or coalescence of the settlements. The proposed development is sufficiently minor in that it only affects the external appearance of an existing building and as such is considered compliant with policy AL2.

(ii) Impact upon the streetscene

The site is screened behind dense roadside planting and as such this minor change to the external appearance of the building will have no affect on users of the A27. From within the car parks of the service station the changed door is in a logical place for pedestrian movements and visually appropriate in terms of scale and design.

(iii) Impact upon residential amenity

There are no residential properties close enough to be affected by the minor proposal.

8 Conclusion

8.1 The minor change to the external appearance of the existing building is considered appropriate and compliant with relevant policies AL2 and CS16.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00366 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with 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:

Site Plans Drawing Project # 69420-001 Sheet No 01
Existing Exterior Elevations Project # 69420-001 Sheet No A-2001
Existing Exterior Elevations Project # 69420-001 Sheet No A-2002
Existing Floor Plan Project # 69420-001 Sheet No I-1101
Proposed Exterior Elevations Project # 69420-001 Sheet No A-2001
Proposed Exterior Elevations Project # 69420-001 Sheet No A-2002
Proposed FF & E Project # 69420-001 Sheet No I-1105
Architectural Site Plan Project # 69420-001 Sheet No A-1001

Reason: - To ensure provision of a satisfactory development.