
Site Address: 610 Southleigh Road, Emsworth, PO10 7TA
Proposal: Rear extension and first floor extension including new gable end; alterations to store entrance and new shop front. (Revised application.)
Application No: APP/15/00489 Expiry Date: 30/06/2015
Applicant: Mr Sattari Team: Team 2
Agent: Mr James Case Officer: Daphney Haywood
 Wellsfield Associates
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a ground floor convenience shop with ancillary storage located on the south side of Southleigh Road some 5 properties along from the cricket ground. The surrounding properties are in residential use and the area is primarily residential in character. An existing hard surfaced area to the front of the site provides a limited area for parking and servicing, however, most customers park in the road. The existing opening hours are 8am – 11pm Monday to Saturday, 10am – 10.30pm Sunday, 8am – 10.30pm Good Friday, and Noon – 3pm and 7pm – 10.30pm Christmas Day.

2 Planning History

APP/15/00203 Removal of existing outbuilding and construction of single storey rear extension and access ramp; alterations to shop front incorporating replacement autodoor and ramp. Withdrawn 24/04/15

3 Proposal

The application proposes a rear extension comprising both ground and first floor elements including alterations to the roof comprising gable addition and side dormer windows at first floor. The works would increase the retail floor area from 214 sq m to 362 sq m.

Additionally the application seeks permission for a new shop front with an automatic sliding entrance door in a Matt Grey finish.

Any plant proposals will be applied for separately and will be accompanied by a full Acoustic survey. This will detail the noise levels the plant must achieve to meet the requirements of BS 4142.

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)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, (Fire Access Consultation) No adverse comments

Environmental Health Manager- No objection subject to conditions

I am happy with the explanation given by Mr James re the bakery oven. It basically clarifies what I mentioned in my previous e-mail re the size of the bakery operation. He has also covered the fact that additional plant will be dealt with under a separate planning application, upon which I am sure we will get the opportunity to comment.

Economic Development - No objection

Crime Prevention -Minor Apps No comments received

Development Engineer - Highways no adverse comment

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1 Plus a petition in support.

Summary of objections:

- The noise issue has not been addressed and plans should be made to baffle the sound generated from the industrial condensing units so they are not a nuisance.
- The shop burns rubbish including cardboard boxes in the garden behind the outbuilding. We would like assurances the activity is not moved any closer to the rear of the property due to the fire risk from falling ash and embers

Comment:

see section 7

7 Planning Considerations

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 application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The proposal involves a substantial increase in commercial floor space including extending the first floor to provide for additional storage and preparation purposes. The site lies within a primarily residential area, however, the retail use is established with all servicing taking place from the front. Subject to achieving a satisfactory relationship with the surrounding properties the proposal is acceptable in principle.

(ii) Impact upon the streetscene

The main impacts relate to the new shop front and the first floor gable. In respect to the shop front this has been designed to incorporate an automatic sliding door and will not be visually intrusive. Regarding the gable end this will extend over the existing ground floor side extension, and whilst significantly increasing the bulk of the roof when viewed from the street, given the single storey eaves height and set back in the street it will not be prominent and the impact is considered to be acceptable and satisfy the requirements of Policy SC16 1 c.

(iii) Impact upon residential amenity

The adjoining properties comprise, 608 and 612 Southleigh Road, and 24, and 26 Fairlea Road to the rear. In respect to 608 this property has a number of windows in the side elevation at ground and first floor, however, those at ground floor are secondary windows and those at first floor are obscure glazed and serve bathrooms and a dressing room. The ridge of the gable extension would be located forward of these windows and the proposed 2 side dormers windows (obscure glazed) are set back from the boundary. Given the secondary nature of the fenestration or the type of rooms served, the current application, which substantially reduces the depth of the proposed extension from the withdrawn application, is not considered to result in detriment.

Regarding No. 612, this property comprises a bungalow with a single storey rear conservatory. The revised proposal has been designed such that there is only a small infringement of the 45 degree angle from the rear of the conservatory, and only by the proposed single storey element. The proposed dormer windows in the side elevation would be blank, set back from the boundary and face onto the roof of the bungalow at No 612. Given this relationship and the single storey eaves height of the development the impact is considered acceptable.

Nos 24 and 26 Fairlea Road lie to the rear and the proposed development would be nearly 40m from the rear boundary. There are no openings in the rear elevation and the fire escape would be internal. Subject to a condition in respect to plant to provide for proper noise insulation the development would not result in detriment.

The increase in floorspace and improvement in facilities may increase trade and hence traffic, however, the proposal relates to an established shop with associated activities and the extensions have been designed to minimise distribution. The property provides a convenience store for local residents and in this respect will provide an improved local facility within walking distance of the surrounding area.

The hours of opening will remain unchanged and a condition in this respect is proposed. It is considered that the proposal would not significantly increase the level of disturbance to the neighbouring properties and complies with Policy CS16- 1e.

In respect to bonfires an informative for the construction period is proposed, and a condition in respect to the treatment of waste from the premises to ensure that it is dealt with in a way so as not to cause nuisance.

8 Conclusion

The application is considered acceptable and approval is recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00489, 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:

Location/site/block plans 2758-01
Existing plans and elevations 2758-02
Proposed retail extension 2758-03
Proposed retail extension 2758-04

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match in type, colour 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 2012.

- 4 All the windows at or above 1st floor level in the side elevations of the building shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times;[and

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby

properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The development hereby permitted shall not be commenced until details of all plant and equipment including the external air moving equipment and their acoustic specifications and hours of operation, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved details have been fully implemented and the details shall be adhered to at all times, and the external air moving equipment shall not be operated outside the hours of operation approved under this condition

Reason: To protect the amenity of the area and having due regard to Policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

- 6 No equipment, raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site at any time except within the buildings or storage areas approved in writing by the Local Planning Authority for that express purpose.

Reason: In the interest of the appearance of the site and the amenities of the surrounding area and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

- 7 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough

- 8 The premises as extended shall only open to the public from 8am to 11pm on Mondays to Saturdays (excluding Bank Holidays) 10am to 10.30pm on Sundays and Bank Holidays (excluding Good Friday when the hours shall not exceed 8am to 10.30pm, and Christmas Day when the hours shall not exceed Noon to 3pm and 7pm to 10.30pm).

Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy

Framework 2012.

- 10 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for the disposal of waste from the premises have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to occupation of the extensions and alterations hereby granted.

Reason: To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.