
Site Address:	Petrol Filling Station, 97 Park Lane, Bedhampton, Havant, PO9 3HQ		
Proposal:	Application for non-material changes to Planning Permission APP/15/00067 relating to variation of extensions; reduce height of extension to 3.1m and alteration in materials from brick to block and render.		
Application No:	APP/15/00937	Expiry Date:	24/09/2015
Applicant:	Mr S Nanthakomar	Team:	Team 1
Agent:	Mr P Cook	Case Officer:	Tina Pickup
	NAP Construction		
Ward:	Barncroft		

Recommendation: **GRANT PERMISSION**

1 Site Description

The existing petrol station is located south of the Purbrook Way roundabout on the western side of Park Lane. It is located in a predominately residential area with residential dwellings abutting its western and southern boundaries and with a small shopping parade directly opposite the site on the north western corner of the roundabout.

The site consists of a forecourt which includes four pump islands beneath a canopy, a car wash and shop. The existing shop is a flat roofed brick building located in the north-east corner of the site, such that its rear elevation faces to the roundabout. Access to the site is via two points - one on both Park Lane and Purbrook Way

Works have commenced on APP/15/00067 and the foundations laid for the single storey extension located on the northern side of the existing shop unit. As part of these works, several of the trees on the site around the building have been felled, more than shown on the previously approved layout plan, in breach of condition 7. Contact has been made with the applicant via the builder on site and works have ceased to date whilst development at the site is reconsidered. Furthermore, condition 2 of the previous permission required matching materials, but the existing shop unit is constructed of an engineering style buff brick and the builder has been unable to find a match.

APP/15/00067 approved an extension at both ends of the shop, as well as a jet wash bay and additional parking. However the applicant is not intending to implement the whole permission at once and initially only wants to construct one of the side extensions. The other extension may follow, but the jet wash is unlikely to be provided in the foreseeable future.

The south-west corner of the site is heavily treed with a dense woodland appearance including TPO No 1261 which protected a Weeping Willow tree on the southern boundary in 1998 - however this particular tree is not obvious on site. This is the part of the site where the jet wash facility was to be provided, but because this is not being implemented this area of the site remains unaffected and the trees here are all remaining.

2 Relevant Planning History

APP/15/00067 - Single storey extensions to north and south elevations; installation of a jet wash bay and additional parking Permitted 27 May 2015

APP/11/00892 - Display of lighting strip to canopy on north west and south east elevations Grant Adv Consent 3/8/11

APP/10/01032 - Replacement underground fuel tanks and associated works Permission 9/8/11

and historically 98/51870/10 - Redevelopment of site to provide new petrol filling station with canopy, sales building, pumps, car wash, plant room & associated parking and landscaping - pp 8/10/1998 conditions include limiting hours to: Forecourt - 0600 to 2400 7 days a week; Shop 0600 to 2300 7 days a week; car wash 0800 to 2200 Mon-Sat and 0830 to 2100 Sundays & bank holidays

3 Proposal

This application is submitted seeking a variation to the previously approved scheme by reducing the height of the extension to 3.1m and changing the materials from brick with plinth to block and render, finished in cream, magnolia colour.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

6 Community Involvement

None for this type of application.

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) Impact of the proposed changes

A site meeting was held and the materials and design of the extensions discussed - the nearest bricks found by several different brick yards were not a close match and would have been visually quite poor. On this prominent roundabout site the mismatch would have been detrimental to the aesthetics of the area. Instead it was considered

that a better design solution would be to make the extensions a feature in their own right rather than a poor match. By lowering the height of the side extensions the structure immediately appears subservient to the main building and the contrasting materials more appropriate. Hence this application has come about from negotiations with the builder and is considered to represent a visually more balanced higher quality development in accordance with Policy CS16.

(ii) Other outstanding matters

This application is purely dealing with the proposed amendments to the actual extension and not the breach of other issues regarding trees and landscaping. These issues will now be passed to our Enforcement team to follow up separately.

8 Conclusion

The revisions to the extensions in terms of height and materials is considered acceptable and recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00937, subject to the following conditions:

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

New Planned Roof Elevations All at 3.1Mt Drawing received 27 August 2015

Reason: - To ensure provision of a satisfactory development.