
Site Address:	Eaton Aerospace, Larchwood Avenue, Havant, PO9 3QL		
Proposal:	Extension to test building.		
Application No:	APP/15/01407	Expiry Date:	18/02/2016
Applicant:	Mr Cowley	Team:	Team 1
	Eaton Limited		
Agent:	Mr Tobin	Case Officer:	David Eaves
	James & Nicholas LLP		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

Eaton Aerospace is located on the western side of Larchwood Avenue. The site is to the south of Larchwood Business Centre and west of McDonalds restaurant. To the south is an area of with a number of trees. The site is relatively secluded and is not prominent from public view being set lower than the its surroundings.

The proposal would extend an existing building over an area currently hard surfaced and used for car parking.

2 Planning History

00/55671/003 - One internally illuminated freestanding board sign to east (entrance area) and one internally illuminated freestanding board sign to eastern elevation of main unit., PERM,20/03/2001

95/55671/002 - Operational buildings and plant and relocated bicycle shed., ,12/12/1995

90/55671/000 - Outline application for part single storey, part two store office extension and additional car parking., PERM,

04/55671/004 - Detached test-rig building., PERM,30/09/2004

06/55671/005 - Application to remove branches to Common Oak (T1) of TPO 1787., PERM,26/07/2006

3 Proposal

Extension to test building. This would take the form of an extension in the same design as the existing white rendered and profiled metal sheet clad building and incorporate the same materials. The extension would form a modest addition to the existing building measuring 6.9m x 15.2m with a height to match existing of approx 7.4m. This would result in the loss of 7 car parking spaces.

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)
CS2 (Employment)
DM10 (Pollution)
DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

DM17 (Contaminated Land)
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health

I would recommend that an informative be placed on any consent granted, in order to highlight the responsibilities of the developer and the actions that are expected to be undertaken in the event that suspected significant contamination is identified during intrusive works.

Case Officer Comment: Informative added.

Southern Water

Formal application to Southern Water needed for any connection to the public foul and surface water sewer. Informative requested.
adequate surface water drainage required.

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: 2

Number of site notices: 1

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 character and appearance of the area
- (iii) Impact on car parking
- (iv) Impact on business
- (v) Contamination issues

(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 and appearance of the area

The proposed development represents a relatively modest extension to an existing industrial building utilising the same design and materials. The site is relatively self contained and is not prominent in the surrounding environment. The impact of the development on the character and appearance of the area is considered to be very limited and acceptable.

(iii) Impact on car parking

The site contains 119 car parking spaces at present and this would be reduced as a result of the development to 112. Parking standards within the Local Plan suggest a requirement for 73 spaces for the site and this is exceeded. Therefore it is not considered that the proposed development would lead to car parking issues beyond the site.

(iv) Impact on business

The proposal would extend an existing important business use for a company operating in the Borough on at least two sites. The expansion of an important business is strongly supported by the Council.

(v) Contamination issues

The proposal has been assessed by the Councils Environmental Health Officer in terms of contamination issues. Subject to an informative relating to potential contamination being encountered during the construction process no objection has been raised.

8 Conclusion

In conclusion, the proposed development is considered acceptable in principle and the extension is for an existing business in the Borough. The development would have an acceptable impact on the character and appearance of the area and sufficient on site car parking is provided. The proposal can therefore be recommended for planning permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01407

(A) 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 Compulsary Purchase Act 2004.
- 2 The external materials used shall match, in type, colour and texture, those of the existing building 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Location Plan Drawing No. C.05
Proposed Site Plan Drawing No. C.04 Rev B
Proposed Site Plan, Floor Plan and Elevations Drawing No. C.03 Rev C
Reason: - To ensure provision of a satisfactory development.