
Site Address: Site 4, Harts Farm Way, Havant
Proposal: Variation to Condition No. 6 of Planning Permission APP/14/00708 relating to height increase of 2m to the approved building.(APP/14/00708 was a variation of Reserved Matter approval APP/13/00911).
Application No: APP/15/00959 Expiry Date: 02/12/2015
Applicant: Sam Winston Team: Team 1
 BEGG Nominees
Agent: Mrs Perrett Case Officer: Sally Smith
 PWP Architects
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a vacant site cleared of buildings. The site is boarded up and secure to prevent encroachment and unauthorised use. The site is advertised for sale through the HCA. The site lies adjacent to main A27 dual carriageway and the commercial premises along Harts Farm Way. It is an identified employment site in the Local Plan in an area dominated by employment uses and has good communication links to the A27 junction. There is a tree band along the A27.
- 1.2 The site has been vacant for several years and is in a relatively poor condition pending the opportunity for redevelopment. It has been cleared in part following the granting of APP/13/00911 and the new access road has been constructed.

2 Planning History

APP/10/00737 - Extension of time to implement 02/52646/016 for New business and industrial development with new access from Harts Farm Way. Permit 13/6/11

APP/13/00592 - Application for removal of condition 13 of planning permission. Permit 12/2/14

APP/13/1145 - Discharge of condition 6 of APP/10/00737. Permit.

APP/13/00911 - Reserved Matters Application relating to Planning Permission APP/10/00737 and APP/13/00592 for Plot 1 of new business and industrial development and associated discharge of conditions [3(i) the Reserved Matters: a, b, c and (ii) other matters: d, e, f, g, h, i, k, l, m, n, q, r, s, t, v, w] together with discharge of conditions 4, 7, 8, 9, and 12 relating to the whole development site. Permit

APP/14/00708 - Variation of Condition 6 of planning permission APP/13/00911 to allow changes in building footprint for required 6m exclusion zone between north east corner of building and adjacent electricity pole. Permit.

3 Proposal

- 3.1 The proposal is to increase the height of the approved building by 2m. This is achieved by providing a deeper cladding band on the gables and below the eaves.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS2	(Employment)
CS20	(Transport and Access Strategy)
CS6	(Regeneration of the Borough)
DM10	(Pollution)
DM11	(Planning for More Sustainable Travel)
DM12	(Mitigating the Impacts of Travel)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM3	(Protection of Existing Employment and Tourism Sites)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency - Wish to make no comments
Development Engineer - Highways - No adverse comments
Landscape Team - no landscape objection
Building Control, (Fire Access Consultation) - Advice re sewers
Environmental Health Manager, Community Group - no adverse comments
Economic Development, Regeneration & Development - A reasonable proposal and no further 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: 27

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: None

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 design of the building and character of the area.

(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 principle of the development has been established by permissions APP/14/00708 and APP/13/00911 which provide for the reserved matter approvals for the building. It is therefore considered that as the proposal relates only to an increase in height that the consideration in this case is the acceptability of the design changes and impact on the area.

(ii) Impact upon the design of the building and character of the area

The design of the building is as previously approved but for the increase in height which is provided for by an increase in the eaves height. The effect on the design is to increase the amount of the highest band of cladding under the eaves and on the gables. It is not visually harmful to the design of the building.

When the original reserved matter application for the site was determined the assessment report stated:

The building proposed is at the rear of the site and whilst a very large industrial building has been designed with interest in the front, south, elevation, which is considered acceptable. Other matters of means of enclosure and planting are also acceptable to the scheme and its location. The tree belt at the rear is to be reduced but then reinforced and so the details with respect to the scheme and the impact on the character of the A27 corridor to the rear (north) is also considered acceptable. Some leylandii on the west boundary will be lost but the layout has been amended to ensure that those that remain are a suitable distance from the hard surfaced area. For the area of the loss there is replacement planting proposed. In terms of visual impact the scheme is therefore considered acceptable and will accord with Policy CS16.

This conclusion is still considered appropriate to this change proposed to increase the height of the building.

8 Conclusion

8.1 It is considered that the proposal to increase the height of the building by 2m in the manner proposed is acceptable.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00959

subject to the following conditions

- 1 Notwithstanding the details shown on the submitted drawings, construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 The premises on plot 1 shall not be brought into use until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The premises on plot 1 shall not be occupied before the proposed access onto Harts Farm Way is constructed and laid out in accordance with the approved details.
Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The premises on plot 1 shall be used only for purposes within Use Classes B1(b), B1(c), B2 and B8 and for no other purpose in the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order. Any office provided within the premises shall be wholly ancillary to the authorised uses of the site for B1(b), B1(c), B2 or B8 purposes.
Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The landscaping scheme for plot 1 and the stream banks shall be completed within 6 months from the completion of the last building shell, or such other date as may be agreed in writing with the Local Planning Authority. Any trees or plants which die during the first 5 years shall be replaced during the next planting season.
Reason: To ensure that the landscape scheme is completed in the interests of the appearance of development and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National

Planning Policy Framework 2012.

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

From permission APP/14/00708

PWP Drawings and reports

4812/ 1057A Site Location Plan
1058C Site Layout Plan
1006P Ground Floor Plan
1007P First Floor Plan
1008G Roof Plan
1200A Phasing Plan
1060A Revised Footprint (For information)

Design and Access Statement

Emails of 9th, 16th January and 13th February 2014.

Email of 16 September 2014 and attached plan 1111-PP-300 B

Upton McGougan Drawings and Reports

034.0036:

2100P3 Engineering Layout
2101P2 Engineering Layout
2102P1 Combined Services Layout
2104P1 Site 4 Engineering Layout
2105P1 Cross Section through Eastern Culvert and Headwall
2106P1 Cross Section through Western Culvert and Headwall
2110P1 Road long Sections and Cross Sections Layout
2147P1 Concrete Service Yard Construction Details
2148P1 Concrete Sluice Yard Construction Details
2149P1 Car park construction details
2150P1 Carriageway and Footpath Details
2151P1 Tactile Paving Construction Details
2153P1 Combined Gulley and Catch Pit
2154P1 Type M3 Manhole
2155P1 Type M5 Manhole
2156P1 Type M5 Manhole
2157P1 Road Gulley
2158P2 Brickwork Headwall
2159P1 Street Lighting Draw Pit
2160P1 Planted Column Erection Details
2161P1 Service Duct Bedding
2162P2 Manhole Details
2163P1 Network 1 Twin hydrobrake
2164P2 Network 2 Twin Hydrobrake
2167P1 Pipe Bedding Details
2165P1 Access and Inspection Chamber Construction Detail
2166P1 Rodding Eye Construction Detail

Drainage Strategy dated Dec 2013 Rev B

Soils Investigation site Investigation (for information)

Other

ECOSA - Ecological Survey and Assessment Limited Report and Ecological

Assessment

Cain Bio-engineering Ltd Drawing 13075/101/JED Rev 6 - Proposed Plan View of Works

Cain Bio-engineering Ltd Drawing 13075/102/JED Rev 1 - Existing Plan View
Peter Easton Statement re condition 7 of 12 Dec 2013

Method Statement for deculverting and new channel works. Version 2. 12 Dec 2013.

Barrell Tree Consultancy Drawing and Report

Arboricultural impact appraisal and Method Statement 1362-A1A2-PB dated 02 July 2014 and 13262-BT2 - Tree Protection Plan

Museum of London architectural Service Report

Harts Farm Way - An Archaeological Report January 2007

Substituted drawings

4182/ 1009M elevations

4182/ 1400C Sections

4182/1056 D Render (CG1)

Reason: - To ensure provision of a satisfactory development.