
Site Address:	Havant Road Service Station, 87 Havant Road, Emsworth, PO10 7LE		
Proposal:	External refurbishment of forecourt shop.		
Application No:	APP/16/00549	Expiry Date:	21/07/2016
Applicant:	Motor Fuel Group		
Agent:	Mr Adcock	Case Officer:	Daphney Haywood
	Adcock Associates		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises an established service station occupying a corner plot at the junction of Havant Road and Nore Farm Avenue. The forecourt is laid to concrete and accommodates four petrol pump islands with overhead canopy and a single storey flat roofed shop of brick construction. Also on the site is a car showroom.

2 Planning History

90/54618/001 - Erection of 9 internally illuminated signs, ZHIS,23/10/1990
90/54618/000 - 10 No. illuminated and 1 No. non-illuminated signs, PERM,19/07/1990

3 Proposal

External refurbishment of forecourt shop. The application seeks Planning permission for the installation of a new facade along the principle elevation of the building facing onto the forecourt and Havant Road. Any signage will be the subject of a separate advertisement application. The proposed finish comprises synthetic wood cladding or mid grey aluminium panels or over painting in mid grey.

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)

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: 1

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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 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 streetscene

The shop is set back from the road beyond the forecourt and as such is not prominent in the street scene. The proposed refurbishment works will provide a more up to date and attractive finish and the proposal is not considered to result in visual detriment.

(iii) Impact upon residential amenity

The nature of use on the site will not change and the works are not considered to result in detriment to the neighbouring properties which lie on the opposite side of the road or beyond the car showroom.

8 Conclusion

The proposal will update and enhance the appearance of the site and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00549

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 be as set out on the submitted plans and forms or 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:

Location and block plan PA-01
Existing plan PA-02
Existing elevations PA-03
Proposed plan PA-04
Proposed building elevations PA-05

Reason: - To ensure provision of a satisfactory development.