
Site Address:	12A Solent Road, Havant, PO9 1JH		
Proposal:	Application for non-material change to Planning Permission APP/16/00161 relating to elevational changes.		
Application No:	APP/16/00764	Expiry Date:	25/08/2016
Applicant:	Mr Belbin		
Agent:		Case Officer:	Heather Lealan
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

Former site of ICTS Limited, Solent Road, Havant. The site consists the former ICTS building, (which has now been demolished), and is located on the southern side of Solent Road. The site is predominantly laid to hardstanding with a mature and established evergreen hedge running alongside the western boundary, screening the site from the residential properties beyond which lie within the southernmost extremity of the Brockhampton Conservation Area. The site lies within a mixed commercial and residential area.

2 Planning History

95/56804/017 - Demolition of existing structure and erection of building for freight distribution and maintenance, and associated car and lorry parking., PERM,22/06/1995

94/56804/013 - Ground and first floor extensions to provide office/ storage accommodation., PERM,09/06/1994

94/56804/016 - Ground and first floor extensions to provide office and storage accommodation ancillary to use of site for industrial purposes (RESUBMISSION), PERM,19/01/1995

92/56804/002 - Change of Use to business (B1) use., PERM,30/07/1992

APP/11/00974 - Outline application for demolition of existing industrial building with ancillary showroom, offices and yard, and construction of a non-food retail store., REF,06/12/2011

APP/12/00504 - Outline Application for redevelopment of site to provide up to 948 sqm (gross internal) of Class B1c (light industry) and/or Class B2 (general industrial) and/or Class B8 use (storage and distribution), to include ancillary trade counters and Class B1a use (offices), with associated access and car parking., PERM,19/11/2012

APP/15/00965 - Reserved matters application for landscaping (Condition No. 2) of Outline Planning Permission APP/12/00504 together with discharge of conditions 3, 4, 5, 6, 7, 9, 10, 12, 15, 16, 17 and 18., PERM,02/11/2015

APP/15/01358 - Application to include Class A1 use on site. (Class B1c (light industry) and/or Class B2 (general industrial) and/or Class B8 use (storage and distribution), and Class B1a use (offices), already permitted under planning permission APP/12/00504)., UNK

APP/16/00161- Redevelopment of site to provide up to 948sq.m (gross internal) of Class B1c (light industry) and/or Class B2 (general industrial) and/or Class B8 use (storage and distribution) and/or Class A1 (retail), to include ancillary trade counters and Class B1a use (offices), with associated access, car parking and landscaping.

3 Proposal

Application for non-material change to Planning Permission APP/16/00161 relating to elevational changes.

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)
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
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)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

HB2	(Havant and Bedhampton Employment Allocations)
AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

6 Planning Considerations

6.1 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

6.2 It is considered that the changes to the design of the building are acceptable and that the overall appearance will accord with that permitted under application APP/16/00161. The changes are minor in nature in terms of appearance and most importantly the physical diversion of the building into smaller units can be undertaken without the benefit of planning permission. The floorspace remains the same as previously permitted and as such further parking provision cannot be justified

6.3 The proposal is considered to comply with Policy CS16 1. (c & e).

7 **Conclusion**

It is considered that all the changes are minor in nature and that this application should be permitted.

NB As the amendments do not result in any additional floorspace, the proposed changes do not affect the existing CIL liability of the development.

8 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00764 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Elevations and Sections drwg.no 301 rev A received 25 July 2016
Reason: - To ensure provision of a satisfactory development.