

Recommendation: **GRANT PERMISSION**

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Estates

The Estates Team can see no objection in principle in respect of the application. However the applicant is advised that it will need to seek the Council's consent as landlord to the proposal should it wish to proceed with the development following the grant of planning consent.

Economic Development - Commercial and Housing

Supportive of this application and have no comments.

Engineering/Drainage

No drainage observations

Development Engineer (Highways)

The Highway Authority has no adverse comment to this. application

Crime Prevention -Minor Apps

No comments received

Traffic Management Team

There are no details relating to the available parking but it is gathered from the site plan that there will be 34 spaces with an additional 4 visitor spaces. Please can this be clarified?

The immediate vicinity surrounding the proposed site is already subject to waiting restrictions (no waiting, Monday to Friday on Waterberry Drive) so it is unlikely that further restrictions will be required.

However, if amendment to the existing restrictions are required the developer will need to allow for £3,000 to amend the existing Traffic Regulation Order.

Officer Comment: There are 38 parking spaces on site and the proposal would not increase the buildings floorspace. It is not considered that the proposal would lead to an increase in off site car parking.

Hampshire Biodiversity Information Centre

Within 500m Protected and Notable Species - Hazel Dormouse

Officer Comment: The current application is not considered to impact on the identified off site species.

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: 7

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 streetscene/character of the area
- (iii) Highway matters

(i) Principle of development

The application site is situated within an existing industrial estate in the urban area where further industrial development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene/character of the area

The proposals include very minimal external works to provide additional entrances to the building, these are considered to have no significant impact on the character and appearance of the area.

(iii) Highway matters

The proposal does not increase floorspace and car parking for the exiting building is located to the rear of the building. It is considered necessary to ensure that car parking is provided for both units including cycle parking and a condition is proposed to ensure that the layout serves both units for parking and cycle parking.

8 Conclusion

In conclusion, the proposed development is considered acceptable in principle and would have very limited and acceptable impacts on the character and appearance of the area. Adequate parking and cycle parking can be provided.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00561

(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 development hereby permitted shall not be occupied as two units unless and until a plan to show the layout and allocation of car parking and cycle parking to serve the two units has been submitted to and approved in writing by the Local Planning Authority. The approved parking and cycle parking shall thereafter be retained and kept available for the approved use.

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.

- 3 Notwithstanding the provisions of any Town and Country Planning General Development or Use Classes Order, no unit of building accommodation on the land shall be used at anytime for any purpose not falling wholly within the scope of part(s) (b) and (c) of Class B1 in the Schedule of the Town and Country Planning (Use Classes) Order 1987, as now amended.

Reason: To safeguard the adequacy of parking provision on site having due regard to Policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Block Plan Drawing No. 27988 - PD100

Site Plan Drawing No. 27988 - PD101

Proposed Plans Drawing No. 27988 - PD103

Elevations Drawing No. 27988 - PD200

Reason: - To ensure provision of a satisfactory development.