
Site Address: 610 Southleigh Road, Emsworth, PO10 7TA
Proposal: Replacement autodoor and shop front, conversion of existing outbuilding to uses ancillary to Class A1 retail, construction of single storey rear extension and first floor link walkway.
Application No: APP/15/01280
Applicant: Mr Sattari
Agent: Mr James
Ward: Emsworth

Expiry Date: 08/02/2016
Team: Team 2
Case Officer: Daphney Haywood

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a ground floor convenience shop with ancillary storage located on the south side of Southleigh Road some 5 properties along from the cricket ground. The surrounding properties are in residential use and the area is primarily residential in character. An existing hard surfaced area to the front of the site provides a limited area for parking and servicing, however, most customers park in the road. The property is currently empty but previously opened during the hours of 8am – 11pm Monday to Saturday, 10am – 10.30pm Sunday, 8am – 10.30pm Good Friday, and Noon – 3pm and 7pm – 10.30pm Christmas Day.

2 Planning History

APP/15/00489 Rear extension and first floor extension including new gable end; alterations to store entrance and new shop front. (Revised application.) Permission 2015

APP/15/00203 Removal of existing outbuilding and construction of single storey rear extension and access ramp; alterations to shop front incorporating replacement autodoor and ramp. Withdrawn 24/04/15

3 Proposal

Replacement autodoor and shop front, conversion of existing outbuilding to uses ancillary to Class A1 retail, construction of single storey rear extension and first floor link walkway. The proposed single storey extension would connect the outbuilding to the main building and would be of render construction to match the existing.

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)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM21	(Shopfronts, Signs, Security Shutters and Advertisements)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, (Fire Access Consultation)

Only comment on this application is about foundation design and Fire Authority will be consulted under the Building Regulations

Environmental Health Manager, Community Group

I have previously commented on similar applications for this property during 2015. I would therefore ask that the conditions as specified in the Decision Notice for APP/15/00489 dated 26 June 2015, and also our standard informatives related to Hours of Work, Dust emissions & Bonfires also be incorporated

Economic Development - Retail and Town Centres

Economic development raise no objections to the proposal

Hampshire Constabulary, Tasking & Co-Ordination Directorate

No comments received

Development Engineer

No comments received

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: Support

Comment:

7 Planning Considerations

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. The proposal involves an increase in commercial floor space including extending the first floor to provide for ancillary office purposes. The site lies within a primarily residential area, however, the retail use is established with all servicing taking place from the front. Subject to achieving a satisfactory relationship with the surrounding properties the proposal is acceptable in principle.

(ii) Visual Impact

The main impact on the street scene relate to the new shop front which has been designed to incorporate an automatic sliding door and will not be visually intrusive. In respect to the proposed extensions, these are of functional design and the proposed first floor extension to enclose the stairway would have a flat roof, however, it is of narrow width, located to the rear and generally viewed in the context of the existing building. As such the impact is not considered to be detrimental.

(iii) Impact upon residential amenity

The adjoining properties comprise, 608 and 612 Southleigh Road, and 24, and 26 Fairlea Road to the rear. In respect to 608 this property has a number of windows in the side elevation at ground and first floor, however, those at ground floor are secondary windows and those at first floor are obscure glazed and serve bathrooms and a dressing room. Given the secondary nature of the fenestration or the type of rooms served, the proposed single storey rear extension, whilst resulting in a substantial depth of development along the boundary with No.608 is not considered to result in detriment.

The depth of the proposed single storey extension near the boundary with No. 612 is similar to that previously approved and the proposal is considered to achieve an acceptable relationship with this property.

Nos 24 and 26 Fairlea Road lie to the rear and the proposed development would be nearly 40m from the rear boundary. There are no openings in the rear elevation and the stairway would be internal. Subject to a condition in respect to plant to provide for proper noise insulation the development would not result in detriment.

The increase in floorspace and improvement in facilities may increase trade and hence traffic, however, the proposal relates to an established shop with associated activities and the extensions have been designed to minimise disturbance. The property provides a convenience store for local residents and in this respect will provide an improved local facility within walking distance of the surrounding area. The hours of opening will remain unchanged and a condition in this respect is proposed. It is considered that the proposal would not significantly increase the level of disturbance to the neighbouring properties and complies with Policy CS16- 1e.

In respect to bonfires an informative for the construction period is proposed, together with conditions in respect to lighting, plant and the treatment of waste from the premises to ensure that these matters are dealt with in a way so as to minimise

nuisance.

8 **Conclusion**

The application is considered acceptable and approval is recommended.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to
GRANT PERMISSION for application APP/15/01280
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 be carried out in accordance with the following approved plans:

Location/site/block plans 2758-01
Existing plans and elevations 2758-02
Proposed retail extension 2758-03
Proposed retail extension 2758-04

Reason: - To ensure provision of a satisfactory development.

- 3 Unless otherwise agreed in writing 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.
- 4 All the windows at or above 1st floor level in the side elevations of the building shall:-
 - (i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times;[and
 - ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012

- 5 The development hereby permitted shall not be commenced until details of all plant and equipment including the external air moving equipment and their acoustic specifications and hours of operation, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved details have been fully implemented and the details shall be adhered to at all times, and the external air moving equipment shall not be operated outside the hours of operation approved under this condition
Reason: To protect the amenity of the area and having due regard to Policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.
- 6 No equipment, raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site at any time except within the buildings or storage areas approved in writing by the Local Planning Authority for that express purpose.
Reason: In the interest of the appearance of the site and the amenities of the surrounding area and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework
- 7 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.
Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough
- 8 The premises as extended shall only open to the public from 8am to 11pm on Mondays to Saturdays (excluding Bank Holidays) 10am to 10.30pm on Sundays and Bank Holidays (excluding Good Friday when the hours shall not exceed 8am to 10.30pm, and Christmas Day when the hours shall not exceed Noon to 3pm and 7pm to 10.30pm).
Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.
Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 10 No development hereby permitted nor any related site clearance shall

commence until plans and particulars specifying the provision to be made for the disposal of waste from the premises have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to occupation of the extensions and alterations hereby granted.

Reason: To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.