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|-----------------|-------------------------------------------------------------------------------------|---------------|--------------|
| Site Address:   | Tweed Court, Dunsbury Way, Havant                                                   |               |              |
| Proposal:       | Construction of a mobility scooter store to the north end of the existing building. |               |              |
| Application No: | APP/14/01266                                                                        | Expiry Date:  | 08/05/2015   |
| Applicant:      | Mr Harvey                                                                           | Team:         | Team 2       |
|                 | Portsmouth City Council                                                             |               |              |
| Agent:          | Mr Parker                                                                           | Case Officer: | Bee Crawford |
|                 | Parker Torrington                                                                   |               |              |
| Ward:           | Battins                                                                             |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is a detached three storey purpose built residential sheltered housing complex with a gull wing style roof with flat roofed elements and elevations of red multibrick and white panelling. There are boundary fences ranging from 0.5 metres high to the front to 1.8 metres high to the north and west, and the site is situated close to Leigh Park shopping centre.
- 1.2 Open amenity land together with two storey terraced and semi-detached properties lie to the west and north of the site, a three storey block of flats with commercial use at ground floor and Leigh Park Library are to the east and the proposal is not visible to the properties to the south. The area is of medium density consisting of a mix of purpose built commercial and residential properties.

## **2 Planning History**

None relevant to this application.

## **3 Proposal**

- 3.1 The proposal is for the construction of a mobility scooter store on the north elevation of the building of 5.4 metres in depth, 9.35 metres in width, with a shallow gull wing roof to match the existing building of 2.3 metres to the eaves with a maximum height of 3.15 metres.

## **4 Policy Considerations**

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011  
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

### **Building Control, (Fire Access Consultation)**

No comment.

### **Southern Water**

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk).

NB: Informative recommended

## **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: 5

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) Appropriateness of design
- (iii) Effect on the streetscene and neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design

- 7.3 The proposed new mobility scooter store is a modest addition to the site and has been designed to reflect the style of the existing building. The design and appearance is therefore considered to be acceptable.

(iii) Effect on the streetscene and neighbouring properties

- 7.4 The proposal would be visible to a degree from the public realm, although it will be partially screened by the existing building and boundary fences and it is therefore considered the visual impact would be minimal.
- 7.5 The store would be located well within the site and is an appropriate distance away from neighbouring properties. It is not considered that the development would be detrimental to the amenities of the occupiers in the sheltered flats or neighbouring properties in the surrounding area.

## 8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable, and is recommended for approval.

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## 9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01266 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.  
**Reason:** To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.  
**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 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:  
  
Location plan  
Proposed block plan  
Existing and proposed layout and elevations plan  
  
**Reason:** - To ensure provision of a satisfactory development.

