
Site Address:	Land bounded by Solent Road, Brockhampton Lane and Selbourne Road, Havant		
Proposal:	Application for non-material change to Planning Permission APP/15/01180 relating to reduction in number of windows to be installed from three to two.		
Application No:	APP/16/00018	Expiry Date:	03/02/2016
Applicant:	Next Plc	Team:	Team 1
Agent:	Peter Brett Associates LLP	Case Officer:	Steve Weaver
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site lies to the west of the existing Solent Retail Park and comprises an area of 1.47ha of previously developed land bounded by Selbourne Road (to the east), Brockhampton Lane (to the north/west) and Solent Road (to the south). The adjoining land uses to the north feature The Tanneries Industrial Estate; to the west and south west the residential properties of Brockhampton Lane which lie within the southern section of the Brockhampton Conservation Area; to the south the former ICTS industrial premises and the Tesco retail store and petrol filling station; and to the east the Solent Retail Park with its associated car park. The site is tapered in form, with the depth north-south greatest at the point adjacent to Selbourne Road and becoming narrower as it approaches the junction of Brockhampton Lane with Solent Road.
- 1.2 The site formerly featured a variety of built forms with the eastern part of the site developed in tandem with the adjacent Solent Retail Park within the last 10 years, whilst the buildings on the western part of the site dated back to the 1960s. The buildings housed a variety of unrelated land uses including a motor factors, dry cleaners, motor mechanics, general B1/B2/B8 employment uses and a Pizza Hut restaurant. All have since been demolished and work is well under way in respect of a comprehensive redevelopment of the site for retail purposes as an extension to the existing Retail Park.

2 Planning History

APP/12/00752

Demolition of existing buildings on site and erection of a single structure (for Class A1 use) extending to 4289sqm (GEA) at ground floor and up to 3328sqm (GEA) at first floor, with associated access, parking and servicing. Permit 20/06/13 subject to a S106 Agreement.

APP/14/00862

Application for Variation of Condition 29 of Planning Permission APP/12/00852 (Demolition of existing buildings on site and erection of a single structure for class A1 use extending to 4289 sq.m (GEA) at ground floor and up to 3328 sq.m (GEA) at first floor, with associated access, parking and servicing) to vary the approved plans in relation to reducing the building height to similar height of existing Phase I building; alterations to the external design; revisions to car and cycle parking layout; and

associated landscaping amendments. Permit 12/12/2014 subject to deed of variation to S106 Agreement entered into in respect of APP/12/00752.

APP/15/00075

Application for non-material changes to Planning Permission APP/14/00862 relating to external design of south and east elevations of approved building. Approved.

APP/15/00504

Application for non-material amendment to Planning Permission APP/14/00862 to regularise changes to elevations and internal arrangement. Approved.

APP/15/01180

Addition of compound to rear of unit. Approved

3 Proposal

- 3.1 This application seeks permission for amendments to the permitted APP/15/01180 scheme which gave consent for a compound to rear of the eastern unit for Next (the intending occupiers). The compound is to contain a mechanical ventilation and condenser system, whose height will sit below the 3m high wooden palisade fencing proposed to surround the compound. Adjacent to the compound a number of additional windows were also approved as part of the application to be created to the store at ground floor level.
- 3.2 The changes being proposed compared to the APP/15/01180 scheme are simply a reduction in the number of additional windows from 3 to 2. In other respects the compound area is to remain as approved.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS4	()
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not applicable to a NMC application

6 Community Involvement

Not applicable to a NMC application

7 Planning Considerations

Having regard to the relevant policies of the development plan and government advice, it is considered that the main issues arising from this application which will determine whether the proposed changes can be regarded as 'non-material' are:

- (i) Principle of development
- (ii) Impact upon the streetscene

(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 compound and windows that have been approved previously will support the plant and other requirements arising from the occupation of the approved building by one of its two intended tenants (Next & M&S) and as such were considered acceptable as an ancillary development for an important retail occupier.

The changes being proposed in this case have been put forward in response to the proposed end users' requirements (Next). Accommodating changes to an existing scheme in order to secure national multiple retailers is considered to be entirely consistent with the principles upon which the original consent was granted, subject to the detailed development control issues set out below.

(ii) Impact upon the streetscene

The approved compound will sit directly adjacent to the retail store and lies well within the servicing yard, some 4m back from the servicing gates. The servicing yard at this point is enclosed by a 2.6m high brick and flint boundary wall, and as a result the compound will be barely visible from pavement level; whilst only being glimpsed in views through the gates into the servicing yard.

The elevational changes to the building proposed under this non-material amendment application - which introduce two additional windows at ground floor level in the rear elevation in lieu of the three previously approved - will be screened by the compound and thus will have no material impact.

8 Conclusion

The modest elevational changes proposed in this case are considered appropriate to be handled as 'non-material amendments', having regard to their impact upon the character and nature of the original approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/16/00018 subject to the following conditions:

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

Drawing 02474 - 020-002 Rev AL

Drawing 02474 - 020-003 Rev AM

Reason: - To ensure provision of a satisfactory development.