
Site Address:	Unit 14, Arnside Road, Waterloooville, PO7 7UP		
Proposal:	Two storey extension to north elevation; new section of pitched roof and recladding.		
Application No:	APP/15/00199	Expiry Date:	01/05/2015
Applicant:	Mr Parks	Team:	Team 2
	Action Pumps Ltd		
Agent:	Mr Knight	Case Officer:	Richard Nash
	Knight Architectural Design		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a significantly sized vacant industrial building mainly finished with brick and a corrugated roof. A two storey, flat roofed administrative area finished in cladding is located at the western end of the building. There is a good degree of external parking and servicing area on the site, which is surrounded by metal security fencing. The site is located at the northern end of Arnside Road, a cul-de-sac forming part of a larger industrial area, accessed from the east side of Hambledon Road. The rear gardens of residential properties in Winifred Road adjoin the site to the north east.

2 Planning History

None recent, although in 2012 a response to a general enquiry confirmed that the site has a lawful B1 use in planning terms.

3 Proposal

The current planning application proposes a two storey extension and a new area of pitched roofing (including an increase in maximum roof height) to the north western end of the building, and recladding of part of the building.

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

Development Engineer - Highways: None 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: 24

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 4

Summary:

Negative impact on value of property; Impact on daylight and sunlight; Impact on privacy (to dwellings and gardens) through overlooking – trees will not provide screening; Noise nuisance; Nuisance during construction works.

Comment:

Impact on value of property and nuisance during construction works are not material planning considerations. The other matters raised are discussed below.

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 on the application site and locality
- (iii) Impact on neighbouring amenities

(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. Furthermore, extensions and alterations to improve the capabilities of this vacant employment site would also be acceptable in principle.

(ii) Impact on the application site and locality

The proposals would result in complementary and relatively modest improvements to the existing building. The nearby industrial buildings comprise a range of shapes and finishes and the proposals would not have a detrimental impact on the character and appearance of this part of the locality.

(iii) Impact on neighbouring amenities

The site has a lawful industrial use within a commercial area and the proposed works are considered unlikely to materially add to the level of noise generated by previous users or adjacent sites. The proposed cladding of part of the building would have little additional impact on neighbouring amenities.

The proposed rear extension and raised roof height have the potential to cause shadowing and loss of outlook based impacts on the residential properties to the north east. The height of the roof would be raised by approximately 1 metre at the ridge and would slope down to the approximate height of the existing two storey element of the building. The new roof pitch would be relatively shallow. The two storey extension would have the effect of moving a length of the north-west corner of the building approximately 3.8 metres closer to the boundary properties (with the result that the remaining intervening distance would be approximately 1.5 metres – as is already the case along the rest of the approximately 58 metres length of the existing building).

The scale of the existing building is such that it, combined with boundary treatment including trees, already causes a degree of shadowing and visual impact to the southern ends of the most affected residential rear gardens, which are in excess of 30 metres in length. The trees and other boundary treatment would continue to provide a degree of screening to the building. Taking all of these points into consideration it is felt that a reason for refusal relating to the additional shadowing, overbearing and/or visual impact of the proposals on residential amenity could not be sustained.

Amended drawings were submitted during the application process, reducing the number and overall area of proposed rear first floor windows. There are currently two first floor rear windows in the building, which would effectively be increased by approximately 2.15 square metres in combined total area and moved to approximately 1.5 metres from the boundary. The effective realignment of the windows would increase the number of properties that might potentially be overlooked.

Notwithstanding this, the lengths of rear gardens are such that actual (as opposed to perceived) overlooking of the dwellings themselves should not be an issue. As noted above, there is a degree of tree screening to the site, which would also break views in the windows to some extent. A further consideration is the use to which the rooms served by the windows would be put (i.e. managing director's office and meeting room), which would be less likely to have an impact during weekends and evenings than would be the case with a primary residential room use, such as a lounge. The Applicant has advised that the hours of use of the office would normally be 08:00 to 17:00 on Monday to Friday, although given that the building has an apparently unfettered use, the restriction by condition of use of this relatively small area would be near to impossible to enforce.

The Applicant would prefer not to use mechanical air conditioning or artificial light, and has reduced the number of proposed first floor windows from four to two during the application process. It is considered that, on balance and bearing in mind there is already a degree of overlooking to the adjoining properties, the conditioning of the windows to be obscure glazed and predominantly fixed, would represent a reasonable compromise solution to this potential conflict.

8 Conclusion

The proposed two storey extension, pitched roofing and recladding would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site or locality, or on the amenities of occupiers of neighbouring properties. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to

GRANT PERMISSION for application APP/15/00199, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

KAD 11 A BL (Proposed Block Plan)

KAD 08 A R&E A (Proposed Roof Plans and Elevations) - CHECK

KAD 11 A P&S C (Proposed Floor Plans and Sections)

KAD 11 A EL B (Proposed North East Elevation)

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall be as stated on the submitted drawings and application form and/or 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.

- 4 Both the windows at first floor level in the proposed north-east elevation of the building shall-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, at a height of not less than 1.7 metres above the internal first floor level, 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.