
Site Address:	Apollo Fire Detectors Ltd, 36 Brookside Road, Havant, PO9 1JR		
Proposal:	Installation of 1No. portacabin.		
Application No:	APP/16/00479	Expiry Date:	30/06/2016
Applicant:	Mr S Astle		
Agent:		Case Officer:	Harriet Pitney
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 The site is located to the south of the A27, north of Brookside Road and comprises three main buildings currently occupied by Apollo Fire Detectors.

1.2 The site is located in the built up area and is surrounded by industrial buildings and the A27 dual carriageway.

1.3 The proposal is located to the north west corner of the site which is well screened by the rising boundary to Brockhampton Road.

2 Planning History

96/58192/002 - 5 total non-illuminated signs to north, south and west elevations of building 1,
2 total non-illumination signs to north and east elevations of building 2, 3 illuminated signs to south elevation of building 1 and 2 illuminated signs to south elevation of building 2, PERM,23/08/1996

94/58192/001 - Refurbishment (including recladding) and extension of existing buildings and formation of additional car parking areas, PERM,17/11/1994

93/58192/000 - For Sale banner on north elevation fronting the A27, PERM,

07/58192/003 - Display of non-illuminated monolith sign (height 2.07m) on corner of Brookside Road and Brockhampton Road. , PERM,21/09/2007

APP/12/00541 - Construction of two storey extension to west elevation to accommodate new lift shaft., PERM,19/07/2012

APP/13/00029 - Display of 2No. illuminated fascia and 1No. non-illuminated fascia signs., PERM,11/03/2013

APP/14/00056 - Application for Certificate of Lawfulness of proposed development relating to installation of solar panels to 3No. roof areas and associated equipment., WD,27/02/2014

APP/14/00169 - Installation of solar panels to roof., PERM,21/03/2014

APP/16/00351 - Lawful development certificate for the siting of portacabin unit containing 6 showers for employees use., WD,05/05/2016

3 Proposal

This application is for the erection of 1No. Portacabin measuring 5.9 metres in length, 3.25 metres in depth and 2.61 metres in height.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

FAO Environmental Health Manager, Community Group

No adverse environmental impacts are anticipated as a result of the proposed development, and therefore no adverse comments are to be made.

Building Control, Havant Borough Council

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: 0

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No objections received.

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
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area therefore further development is considered acceptable in principle subject to the usual development control criteria.

(ii) Impact upon the streetscene

The proposal is set away from the streetscene of Brookside Road and would not be visible from the public realm. It is therefore considered that the proposal will not have any significant impact visually on the character and appearance of the area.

Notwithstanding the above, the development is of an appropriate scale and design that respects the existing built form and it is therefore considered that the development as proposed would accord with the principles and objectives of Policy CS16 of the Havant Borough Council Core Strategy.

(iii) Impact upon residential amenity

The porta cabin is to be located to the north west corner of the site, immediately adjacent to Brockhampton Lane and to the rear of the commercial units located in Solent Trade Park.

The proposal has been designed so that it is set away from residential development and is well screened from the public realm by the rising boundary comprising both trees and hedgerow to Brockhampton Road.

It is therefore considered the development would have a negligible impact on the residential properties in the surrounding area which complies with Policies CS16 and DM10 of the Havant Borough Council Core Strategy.

8 Conclusion

The proposal is considered to be of a scale and appearance that is appropriate to the commercial nature of the site and would not result in unacceptable harm to the character and appearance of the area or result in any detrimental impact on neighbour amenity. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00479 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:

Red line plan- received 5th May 2016

Block plan- received 5th May 2016

Site drainage plan (drawing 20)- received 5th May 2016

North elevation plan with position of proposed porta cabin (drawing 17)- received 5th May 2016

Porta cabin specification (reference PL202-J A)- received 5th May 2016

Internal layout plan (reference PL202-J B)- received 5th May 2016

Reason: - To ensure provision of a satisfactory development.