
Site Address: Unit 10, Kenwood Business Park, New Lane, Havant
Proposal: Refurbishment of existing Unit 10 comprising of existing envelope stripped back to structural frame, walls and roof re-clad with insulated panels, storm drainage adjusted to suit new external gutter system, new doors and windows to suit new internal layout.
Application No: APP/15/00274 Expiry Date: 18/05/2015
Applicant: Mr Tait Team: Team 1
 Kenwood Ltd
Agent: Mr Lord Case Officer: David Eaves
 Studio Four Architects Ltd
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located within Kenwood Business Park and unit 10 which is set well back from New Lane and is surrounded by other business units.
- 1.2 The existing building is proposed to be re-clad. The building would include a small factory outlet shop which is to be re-positioned from within unit 1. The building would also provide training facilities and Research and development Service Facility.

2 Planning History (Since 2010)

APP/15/00275 Display of 1No. fascia sign Current application

APP/15/00320 Additional windows and alteration to windows in north elevation; installation of air conditioning units. Current Application

APP/13/00917 Retention of storage and loading canopies around entrances to Warehouse Units 7, 8 & 9 until 31 December 2015. Permitted November 2013

APP/13/00884 Erection of 2No. portable buildings to provide temporary office meeting rooms. Temp Permission November 2013

APP/12/00831 Installation of 6No. new lighting columns to existing north east car park. Permitted October 2012

APP/11/00187 Retention of storage and loading canopies around entrances to warehouse units 7, 8 & 9 for a period of 24 months. Permitted September 2012.

3 Proposal

Refurbishment of existing Unit 10 comprising of existing envelope stripped back to structural frame, walls and roof re-clad with insulated panels, storm drainage adjusted to suit new external gutter system, new doors and windows to suit new internal layout.

The proposals introduce different cladding to the building with a horizontal appearance on the front elevation and vertical cladding to other elevations. Window and door

designs and positions are altered. New plant and air conditioning units/condensers are also shown to the east elevation.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS2 (Employment)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Economic Development

Looks reasonably straight forward and no perceived changes to employment.
Therefore no issues with the development.

Environmental Health

I noticed that A/C are mentioned within some of the emails exchanges, are the unit a straight swap or are they brand new to this unit?

If all is relating to replacement of like for like, I would have no adverse comment if there is addition of noise making equipment, I would need to assess the noise climate and the potential addition to the noise background.

Crime Prevention -Minor Apps

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: 23

Number of site notices: Not applicable.

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Business use impacts
- (v) Highway matters

(i) Principle of development

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

(ii) Impact upon the character and appearance of the area

The proposal essentially re-furbishes and re-clads the existing building and it is understood that the west elevation would match the existing unit 1. There would be no extension to the building and the alterations to windows and doors are considered to have an acceptable visual impact. Plant and machinery are located to the east of the building but would not be readily visible from outside the site. The proposals should improve the appearance of the building and are considered acceptable in terms of their impact on the character and appearance of the area which forms part of a larger industrial complex.

(iii) Impact upon residential amenity

Unit 10 is set well off the boundary and at least 85m from the nearest residential properties the opposite side of the Portsmouth to Waterloo railway line. Given this distance the physical works are unlikely to have any direct impact on residents. The proposal does include some external air-conditioning/condensers to the east of the building. Given the distances involved it is not considered that the proposals are likely to result in noise impacts to residents.

(iv) Business use impacts

The proposal would improve facilities for Kenwood an important business located within Havant Borough. The building would be altered internally to provide a factory shop outlet with service and training facilities behind. The retail element would re-locate from its current position in unit 1 although it has in the past been previously located in unit 10.

The proposals are part of Kenwoods business strategy at the Havant site and are supported.

(v) Highway matters

In relation to highway matters there would be no change to the access to New Lane. The retail element remains modest and ancillary to the wider use of the site. Car parking would be adjacent to the shop for the public and would avoid the public having to cross the access road into unit 1. Staff parking is unaltered and is considered acceptable.

8 **Conclusion**

In conclusion the proposals are considered acceptable in principle and would improve the look of the building. There is limited impact on the residential amenities of residents who are set well off the unit. The proposals would fit into Kenwoods business plans and are supported. Finally, in relation to highway matters, parking and access arrangements are considered to be acceptable.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00274

(A) 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 lighting on unit 10 shall be directed to avoid light spill beyond the site boundary.
Reason: To safeguard the amenities of the locality by avoiding light pollution 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.

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

Block and Location Plan Drawing No. 120 Rev PL1
Proposed Ground Floor Layout & Roof Plan Drawing No. 101 Rev PL1
Proposed Elevations Drawing No. 103 Rev PL1
Mitsubishi Electric Conditioning Systems Outdoor Unit details

Reason: - To ensure provision of a satisfactory development.