
Site Address:	8-9 Hambledon Parade, Waterloooville, PO7 6XE		
Proposal:	Single storey rear extension.		
Application No:	APP/15/01405	Expiry Date:	04/03/2016
Applicant:	Mr Miah	Team:	Team 2
Agent:	Mr Flint	Case Officer:	Heather Lealan
	Chris Flint Ass Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

8-9 Hambledon Parade, Waterloooville, PO7 6XE is an Indian restaurant located within Hambledon Road shopping parade. The site has parking for customers to the front and an access drive runs to the rear for servicing and deliveries.

2 Planning History

None on Acolaid

3 Proposal

Single storey rear extension. The proposal seeks to provide a further storage area to the rear of the kitchen area. A number of the units within the parade have extended in to the rear courtyards in such a manner.

4 Policy Considerations

National Planning Policy Framework 2012

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

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Engineering/Drainage
No Observations

Economic Development
No objection

Southern Water
A new connection will be required to the public sewerage system. The proposed

development would lie in a source protection area

Comment - This is small scale development on existing hardstanding area that is surrounded with hardstanding and developed land. Drainage engineer has been consulted to this regard and has raised no concerns

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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 where further development is considered acceptable subject to the usual development control criteria. The rear yard is already used for storage and servicing of the unit.

(ii) Impact upon the streetscene

The development is located to the rear of the site and would not be readily visible from the wider public realm. However, that said, the proposal could improve the appearance of this rear yard within which items are stored outside as it will replace a canopy with a polycarbonate roof cover over some of the area which is in a state of disrepair.

(iii) Impact upon residential amenity

The proposal will require the enclosure of a somewhat untidy space to the rear of the property and will move external servicing further from the residential units at first floor of this parade. It is considered that this proposal will not impact the amenities of the occupiers of these residential dwellings to a detrimental extent and therefore the scheme is in accordance with policy CS16 of the Core Strategy.

8 **Conclusion**

It is considered that the scheme is acceptable and will provide an enclosed store area to the benefit of this local business. Therefore the application should be granted planning permission subject to the conditions listed below.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01405 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:

Site Plan, Block Plan, Proposed Elevations and Proposed Floor Plans CFA
FULL A1 received 18 December 2015

Reason: - To ensure provision of a satisfactory development.