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|-----------------|----------------------------------------------------|---------------|-----------------|
| Site Address:   | 80 Barncroft Way, Havant, PO9 3AH                  |               |                 |
| Proposal:       | Single storey rear extension to provide new store. |               |                 |
| Application No: | APP/13/00600                                       | Expiry Date:  | 09/10/2013      |
| Applicant:      | Mr F Bucket                                        | Team:         | Team 1          |
| Agent:          |                                                    | Case Officer: | Stephen Andrews |
| Ward:           | Barncroft                                          |               |                 |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The application site comprises a three storey mid terrace property used as tool repair and supplies shop at ground floor level with residential accommodation above. There is a rear service area with on site parking accessed via Hazelholt Drive.

The application site sits within a small precinct with news agents, take away and betting shop. There is a time restricted parking area to the front of the precinct. the wider area is residential.

## **2 Planning History**

APP/11/01067 - Installation of security roller shutter to front elevation of shop.  
Approved - 19/07/2011.

## **3 Proposal**

Planning permission is sought for the erection of rear infill extension to create additional store.

## **4 Policy Considerations**

### National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF  
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

Regeneration & Development - Supports the proposal  
Crime Prevention -Minor Apps - No comment  
Development Engineer - No objection

## **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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

## **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 residential amenity
- (iii) Character of the area
- (iv) Highway safety and parking

### **(i) Principle of development**

The site lies in the built up area of Havant where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

### **(ii) Impact on neighbour amenity**

The development proposes an infill extension to the rear of the existing retail shop. The adjoining residential uses either side are at first floor level and above, with neighbours to the rear some 12m away behind a high level wall. The proposed extension would therefore have no adverse impact on neighbour amenity.

### **(iii) Character of the area**

The infill extension at the rear would be well screened from the public domain, with only limited views from the access point on to Hazelholt Drive. It is therefore considered that the single storey infill extension would preserve the existing character and appearance of the area in accordance with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

### **(iv) Highway safety and parking**

The proposal would see the loss of the on site parking at the rear of the shop. However, having regard to the retail nature of the use and location of the site within a heavily residential area, along a main bus route it is not considered that the loss of the parking space would be unacceptable. Whilst there is restricted parking to the front there is on street parking available along the surrounding roads. Further deliveries could still be received off road at the rear.

Notwithstanding the above the increased storage area could potentially reduce the

need for deliveries, particularly as the premises does not sell short life perishable goods.

Whilst the highway engineer has expressed interest in the use of the extension no objection has been received. It is therefore considered that the development would not impact upon the safety of highway users and the loss of on site parking in this location would not be significant.

## **8 Conclusion**

The development by reason of its scale, positioning and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area, nor would it unacceptably harm the highway network. The application is therefore recommended for approval.

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## **9 RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00600

(A)

(B) 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, unless agreed otherwise in writing by the Local Planning Authority.

**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:

Location Plan 1:1250 Stamped 13 August 2013  
Proposed Elevations Scale 1:50 Stamped 7 August 2013  
Proposed Floor Plan Scale 1:50 Stamped 14 June 2013

**Reason:** - To ensure provision of a satisfactory development.