Site Address:	Building 6000, Langstone Technology Park, 2B Langstone Road, Havant		
Proposal:	Installation of automatic revolving door and pass door, alterations to external pedestrian approach comprising replacement of steps with ramps, dwarf of retaining wall with integral lighting and associated soft landscaping.		
Application No:	APP/14/01226	Expiry Date:	14/01/2015
Applicant:	Mr Medlow Fasset International	Team:	Team 1
Agent:	Mr Head Head Roberts & Associates	Case Officer:	Sally Smith
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is on the south side of the LTP building and involves the entrance and the area immediately to the south. It is within the confines of the LTP site and is not readily visible from the public realm. It does not impact on any car parking spaces - just an area of pedestrian access.

2 Planning History

The site has a detailed history but nothing of direct relevance to this apart from the associated current advert application for flagpoles under APP/14/01227.

3 Proposal

The proposal is for the installation of an automatic revolving door and pass door, alterations to the pedestrian approach comprising replacement ramps for the steps, dwarf retaining wall with integral lighting and associated soft landscaping.

4 Policy Considerations

National Planning Policy Framework

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

None

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: 13

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: One

Some queries received from Mr Bundy about access for the disabled. His queries and responses from the agent Mr Head are:

1. There is some complex use of language in the 'Access' paragraph of the 'Design and Access' statement which potentially implies that the accessible parking will or might be moving. Is this indeed the case, and will the number of overall spaces be bought into line with the modern 5% of total spaces requirement across the campus? I ask this because accessible parking was always at a premium outside B6000, especially when used by contractors rather than disabled staff or visitors. The application does not include for any alteration to the location or number of accessible parking spaces.

2. Will access controls be moved to the external doors, or remain on the internal doors, in other words post reception. Access control will continue to be located post reception. If external, will the reader for the accessible door be placed such that it is reachable by wheelchair users, both left and right handed. I ask this question because in many internal access doors, the readers are placed at considerable distance from the door handles as to make access almost impossible. Access Control is to remain

3. Will the existing 'out of hours' door shown to the left of the reception area as you look to the front of the building be retained? One asks as otherwise, for existing staff, the new accessible door into reception would require disabled staff to have to additionally manage the somewhat heavy internally badge-locked doors from reception into the building proper. The existing 'out of hours' door to the west of reception is to be retained.

4. What will the gradients be from the car-park level down to the reception level? I regret my maths is not sufficient to work it out for myself. One should bear in mind the absolute maximum of 1:12, but also bear in mind that given the size of the car park, a manual wheelchair using visitor may well have a long journey following a climb of the ramp, thus the gradient is of key concern. From the other perspective, too steep a slope may well be cause for accidents! The ramp gradients are 1:13 and the ramps include intermediate landings to give rest points. Staff who use wheelchairs will continue to be able to park at the dedicated accessible parking spaces located to the south west corner of the building and at building entry level.

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) Other Impacts

(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.

(ii) Impact upon the streetscene

The proposals do not impact on the public realm being in the confines of the LTP site. The changes should emphasise the entrance area more than the current arrangement and provide more definition to the entrance area. The change in materials will add interest and the introduction of ramps will help the disabled. Shrub planting is shown but species are not defined. As the shrubs are to the front of the entrance and could justifiably be ornamental I see no reason to require details by condition. I consider it a matter for Fasset.

(iii) Other impacts

The changes will have no impact on the residential amenity of the nearest dwellings to the east and as no car parking spaces are affected there is no highway concerns about the proposals.

8 Conclusion

The proposals are considered acceptable.

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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01226 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:

Application Form
Design and Access Statement
Existing External Layout Plan 4120/200
Site Location Plan and Block Plan 4120/100
External Elevations and External Works Plan 4120/03 G

Reason: - To ensure provision of a satisfactory development.