
Site Address: 4 Purbrook Chase Precinct, Waterloooville, PO7 5QH
Proposal: Single storey rear extension to premises including the relocation of external staircase to flat above and the formation of bin stores for the ground floor premises and for the first floor flat at ground level.
Application No: APP/14/01064 Expiry Date: 07/05/2015
Applicant: Mr Ozdemir Team: Team 1
Agent: Mr Moser Case Officer: Sally Smith
Design Drawn Ltd
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

Site Description

- 1 This is a unit that is already operating as a take away. The permission allowed for an extension and demolition of the garages at the rear to provide parking. However, the extension has not been built and the garages have been bricked in to provide a store at this point in time. The existing yard is enclosed with a brick wall to the height of the garages.

2 Planning History

APP/13/00570 - Proposed change of use from retail shop (Class A1) to hot-food takeaway (Class A5); erection of flat-roofed rear extension; and the provision of an extraction system. Condition 8 requires that the development shall not be brought into use until a minimum of 2 parking spaces and 2 cycle spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes. Permit

APP/14/00215 - Variation of condition 8 of 13/00570 to allow A5 use to continue whilst pending provision of two on site spaces upon completion of rear extension. Permit

3 Proposal

The proposal is to undertake a single storey flat roof extension for the whole of the rear yard area. This will, in part replace the two existing garages that have been blocked up at the rear of the site - but will open up one of the garages and reuse it as a garage. The proposal also alters the rear staircase for the flat above so it accesses from the side rather than from the yard as at present.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS4 ()
DM10 (Pollution)
DM14 (Car and Cycle Parking on Development (excluding residential))

DM2 (Protection of Existing Community Facilities and Shops)
DM5 (Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Environmental Health Manager, Community Group: No objection to proposal but informatives requested regarding hours of work, no bonfires and dust control.
Comment: In view of the nature of the site it is considered that the informative re no bonfires is not required in this instance.
Economic Development, Regeneration & Development - No objection
Development Engineer - Highways: No adverse comment

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: 11

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: One

Summary:

Concern over fish slurry being disposed off on the surface from the current building (previous garage) to a drain in the car park and whether this will continue to be a problem in the future.

Comment: Currently a previous garage is being used and probably does not benefit from adequate drainage/disposal system; the new extension will have to accommodate suitable provision for drainage. (A special letter has been sent on this issue, and Environmental Health has been advised).

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

(iv) highway implications

(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 current rear area is enclosed by walling almost to the height of the garages. The proposal will just add a little further height to provide the eaves. The rear elevation will alter from bricked up garage openings to doors for a single garage and doors to the bin store. It is therefore considered that the changes will have minimal visual impact for those using the rear courtyard. For those that live above the view will alter from an open yard to a flat roof. This is considered acceptable and in accordance with policy CS16.1

(iii) Impact upon residential amenity

As discussed in (ii) above the visual impact should be acceptable. The steps for the flat above are repositioned. Whilst there is concern over how the current premises are disposing of slurry this problem should be addressed by the drainage introduced for the new food preparation area. It is therefore considered that in terms of neighbour impact policy CS16.1 will be met.

(iv) Highway Implications

Under the provisions of APP/14/00215 the premises have been operating without car parking provision since the change of use commenced. This has not resulted in any comment/objection to the planning authority. The current proposal will reintroduce a car parking space which results in an improvement to the current provision. The Dev Engineer has raised no concerns. The proposal is therefore considered acceptable with respect to parking implications

8 Conclusion

The proposal is considered to be acceptable.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01064 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 and Location Plans 18.12.F12.100
Existing Ground Floor Plan 156_E101 A
Existing Elevations 1 of 3 156_E102 A
Existing Elevations 2 of 3 156_E103 A
Existing Elevations 3 of 3 156_E104 A
Existing Roof Plan 156_E105 A
Proposed Ground Floor Plan 156_P101 A
Proposed Elevations 1 of 3 156_P102 A
Proposed Elevations 2 of 3 156_P103 A
Proposed Elevations 3 of 3 156_P104 A
Proposed Roof Plan 156_P105 A

Reason: - To ensure provision of a satisfactory development.