
Site Address:	Unit 1, Kenwood Business Park, New Lane, Havant		
Proposal:	Additional windows and alteration to windows in north elevation; installation of air conditioning units.		
Application No:	APP/15/00320	Expiry Date:	18/05/2015
Applicant:	Kenwood Ltd	Team:	Team 1
Agent:	Mr Michael Lord	Case Officer:	David Eaves
	Studio Four Architects		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located within Kenwood Business Park and unit 1 is the most prominent unit as the site is entered from New Lane. It is however set back behind an area of landscaping and is not prominent from the public highway.

The building includes different types of cladding in different areas. The unit currently includes within it the factory outlet shop which is proposed to move to unit 1. A large outlet shop sign is currently located on the north facing elevation.

2 Planning History (Since 2010)

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

APP/15/00274 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. 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

Additional windows and alteration to windows in north elevation; installation of air conditioning units.

The internal layout is proposed to be changed, at ground floor level this includes the removal of the retail outlet, training facility, and a small reduction in the warehouse

area. The new layout shows a Cafeteria, showers, toilets, Braun Showroom, Office and Colour Lab, Test Kitchen and other minor layout changes. At first floor level there is a mezzanine mainly accommodating plant, which would be extended and provide office accommodation.

These internal changes result in changes to the external appearance of the building with new windows and venting to the northern elevation and there are also proposed air conditioning units adjacent to the northern 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

Environmental Health

No adverse comments

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: 1

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 proposals result in some modest changes to the external appearance of the north facing elevation of the building. This faces internally to the business park car park and other industrial buildings within the wider industrial estate. The alterations are considered to have an acceptable impact on the character and appearance of the area.

(iii) Impact upon residential amenity

In terms of the impact on residential amenity the building is set well off the nearest residential properties to the east of the Portsmouth - Waterloo railway line. Then windows face away from residential properties and the air conditioning units proposed are also a considerable distance from the site boundary, the Environmental Health Officer has raised no objection to the proposals. It is considered that there would be no significant impact on residential amenity from the proposed development.

(iv) Business use impacts

The proposal would improve facilities for Kenwood an important business located within Havant Borough. They would provide improved staff facilities and office space, together with additional lab and product spaces.

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. There are no increases to the external footprint of the building and no changes to parking. The application states that there are no changes to the number of employees and the proposals should not, therefore increase pressure to on site car parking.

8 Conclusion

In conclusion, the principle of development is considered acceptable. The alterations to the building have an acceptable impact on the character and appearance of the area and amenities of residents beyond the business park. 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/15/00320

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

Block & Location Plan Drawing No. 120 Rev PL1
Proposed Ground floor Layout Drawing No. 104 Rev PL1
Proposed First Floor Layout Drawing No. 105 Rev PL1
Existing & Proposed North Elevation Drawing No. 012 Rev PL1
First Floor Layout
Mitsubishi Electric Conditioning Systems Outdoor Unit details

Reason: - To ensure provision of a satisfactory development.