
Site Address:	Land bounded by Solent Road, Brockhampton Lane and Selbourne Road, Havant		
Proposal:	Application for non-material amendment to Planning Permission APP/14/00862 to regularise changes to elevations and internal arrangement.		
Application No:	APP/15/00504	Expiry Date:	30/06/2015
Applicant:	Mr Belbin	Team:	Team 1
Agent:		Case Officer:	Steve Weaver
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site lies to the west of the existing Solent Retail Park and comprises an area of 1.47ha of previously developed land bounded by Selbourne Road (to the east), Brockhampton Lane (to the north/west) and Solent Road (to the south). The adjoining land uses to the north feature The Tanneries Industrial Estate; to the west and south west the residential properties of Brockhampton Lane which lie within the southern section of the Brockhampton Conservation Area; to the south the former ICTS industrial premises and the Tesco retail store and petrol filling station; and to the east the Solent Retail Park with its associated car park. The site is tapered in form, with the depth north-south greatest at the point adjacent to Selbourne Road and becoming narrower as it approaches the junction of Brockhampton Lane with Solent Road.
- 1.2 The site formerly featured a variety of built forms with the eastern part of the site developed in tandem with the adjacent Solent Retail Park within the last 10 years, whilst the buildings on the western part of the site dated back to the 1960s. The buildings housed a variety of unrelated land uses including a motor factors, dry cleaners, motor mechanics, general B1/B2/B8 employment uses and a Pizza Hut restaurant. All have recently been demolished in anticipation of development proceeding on the site.
- 1.3 The site benefits from a number of accesses taken directly off Brockhampton Lane, Solent Road and Selbourne Road. Natural features on the site are largely limited to a number of small individual trees on the Brockhampton Lane frontage close to the closure point of that road which prevents direct access being taken along Brockhampton Lane towards West Street.

2 Planning History

APP/12/00752

Demolition of existing buildings on site and erection of a single structure (for Class A1 use) extending to 4289sqm (GEA) at ground floor and up to 3328sqm (GEA) at first floor, with associated access, parking and servicing. Permit 20/06/13 subject to a S106 Agreement.

APP/14/00862

Application for Variation of Condition 29 of Planning Permission APP/12/00852 (Demolition of existing buildings on site and erection of a single structure for class A1

use extending to 4289 sq.m (GEA) at ground floor and up to 3328 sq.m (GEA) at first floor, with associated access, parking and servicing) to vary the approved plans in relation to reducing the building height to similar height of existing Phase I building; alterations to the external design; revisions to car and cycle parking layout; and associated landscaping amendments. Permit 12/12/2014 subject to deed of variation to S106 Agreement entered into in respect of APP/12/00752.

APP/15/00075

Application for non-material changes to Planning Permission APP/14/00862 relating to external design of south and east elevations of approved building. Approved.

3 Proposal

3.1 This application seeks permission for further amendments to the permitted APP/14/00862 scheme in addition to those approved under APP/15/00075 to accommodate the intended end occupiers' requirements (M&S and Next). The changes being proposed compared to the APP/14/00862 scheme are as follows:

(a) Revisions to the elevations involving:

- (i) removal of the pyramid roofs over the entrance features on the principal (south) elevation;
- (ii) increased definition of canopy over south elevation (deeper fascia than previously approved) and an increased canopy return to part of the west elevation with customer entrance doors;
- (iii) revised layout of dividing canopy columns and glazing definitions to south, west and east elevations;
- (iv) introduction of return canopy fascia on east elevation (which then becomes a column defining the extent of the corner glazing area) together with feature glazing to two of the bays on the eastern elevation.
- (v) introduction of first floor windows on north elevation to serve Next staffroom/offices;
- (vi) introduction of high level first floor window on west elevation to serve M&S staff lounge.

(b) Revisions to internal layout of mezzanine floors to deliver 3480sqm of usable first floor space, compared to the 3328sqm originally approved.

4 Policy Considerations

National Planning Policy Framework 2012

Planning Practice Guidance 2014

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

Havant Borough Local Plan (Allocations) July 2014
DM21 (Shopfronts, Signs, Security Shutters and Advertisements)

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

5 Statutory and Non Statutory Consultations

Not applicable to a NMC application

6 Community Involvement

Not applicable to a NMC application

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan and government advice, it is considered that the main issues arising from this application which will determine whether the proposed changes can be regarded as 'non-material' are:

- (i) Principle of development
- (ii) Impact upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Increase in floorspace

(i) Principle of development

7.2 The application site lies within the built up area of Havant, within the main town centre boundary, and in an area characterised by a range of commercial development together with the spur of residential properties along Brockhampton Lane that forms part of the Brockhampton Conservation Area. The site comprises previously developed land, and formerly contained a range of employment premises of varying ages and designs. The original permission APP/14/00862 provided for a comprehensive redevelopment of the site, which has commenced and which will result in the provision of a modern building with car parking and access provision rationalised compared to the previous arrangements.

7.3 The changes being proposed in this case have been put forward directly in response to the proposed end users' requirements (M&S and Next). Accommodating changes to an existing scheme in order to secure national multiple retailers is considered to be entirely consistent with the principles upon which the original consent was granted, subject to the detailed development control issues set out below.

(ii) Impact upon the streetscene

7.4 The proposed changes affect to varying degrees all elevations of the approved building. That building was deliberately designed to reflect the character of the existing Phase 1 Retail Park development, in terms of its scale, design and materials. With regard to the south elevation, the changes to the canopy detailing and column positions is considered a minor alteration which clearly falls within the 'non-material' category. With regard to the loss of the pyramid roofs over the entrance features at the eastern end of the facade, this does to some extent dilute the shared character of the Phase I and II development, but with the overall character of the development retained in other respects on this elevation the change is again considered, on balance, to be one that is not so significant to the overall development as to require a separate permission.

7.5 On the east elevation, the return canopy fascia and column are not substantial changes given that this part of the building has been approved with a fully glazed

return. Whilst the introduction of feature windows on this elevation is a more noticeable change, given that the elevation only faces onto the Selbourne Road access road to Brockhampton Lane and the blank side elevation of the Phase I Retail Park development, again it is considered appropriate that the revised design be regarded as 'non-material'.

- 7.6 To the west the extended canopy and increase in glazing are not substantial changes, given that the originally approved design included a more dominant canopy feature and a part glazed return. The small first floor window is a minor and inconsequential change. To the north, the new first floor glazing will sit behind the servicing yard of the premises and should not appear a significant feature on the building as a result.

(iii) Impact upon Conservation Area and residential amenity

- 7.7 Residential properties face onto the site from within the Brockhampton Conservation Area boundary to the west. The new building is sited a considerable distance (c. 25m) from the boundary of the nearest residential property (No.6 Brockhampton Lane) and with eastern garden depths of Brockhampton Lane properties typically in excess of 20m the introduction of the high level first floor window is not considered to have a material impact upon their amenity; nor the changes to the south west corner of the building with its extended canopy and glazed entrance feature.

(iv) Increase in mezzanine floorspace

- 7.8 The original planning permission expressly approved 3328sqm of mezzanine floorspace across both units, with no conditions limiting further increases in line with the building's permitted development rights - the latter enables the addition of up to 200sqm of mezzanine floorspace in a retail unit to be undertaken as an internal operation not comprising 'development' (i.e. without the need for planning permission). As proposed the application seeks to deliver 3480sqm of mezzanine floorspace, which exceeds that referred to on the original consent but nonetheless falls comfortably within the tolerances allowed for if one adds the 200sqm permissible. This change can therefore be regarded as non-material as it merely reflects what could happen in any event once the unit is built, and has no external impacts.

8 Conclusion

- 8.1 The elevational and floorspace changes in this case are considered appropriate to be handled as 'non-material amendments', having regard to their impact upon the character and nature of the original approval.
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9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00504 subject to the following condition:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Elevations drawing 147-000-C-120 E
M&S internal arrangements drawings Q0309-HVN001-A-01001 / 01002
Next internal arrangements drawing XXXXX - 001 P

Reason: - To ensure provision of a satisfactory development.

