
Site Address:	Lewmar Marine Ltd, Southmoor Lane, Havant, PO9 1JJ		
Proposal:	Erection of a temporary building on rear hard standing for storage purposes.		
Application No:	APP/14/00912	Expiry Date:	17/11/2014
Applicant:	Mr J Usher Lewmar Ltd	Team:	Team 1
Agent:		Case Officer:	Stephen Andrews
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located within the Broadmarsh Industrial Area. The site for the temporary building will be located to the east side of the industrial building on an existing hard surfaced area. Along the eastern boundary of this part of the site is significant tree planting which screens the site from the public domain.

The area is predominantly industrial in nature, with various sized buildings and large areas of hardstanding used for parking and storage. Immediately to the north of the site however are a small number of residential properties.

2 Relevant Planning History

06/53178/006

Erect steel framed industrial canopy (5m x 6.5m x 4.3m). TPP Expired May 09

3 Proposal

Erection of a temporary storage building to the east elevation of the northern building on the Lewmar Marine site, with a floor space of 294 square metres. The building will be located on an existing hardstanding area.

The development would see the existing 96 car spaces and 7 motorcycle spaces retained, with no increase or decrease in on-site parking provision. In addition there would be no increase or decrease in staff numbers (65).

The applicant has stated that at this stage it is unknown how long the temporary building will be required, but has agreed that three years would be a reasonable period.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS2 (Employment)

DM14 (Car and Cycle Parking on Development (excluding residential))

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

5 Statutory and Non Statutory Consultations

Southern Gas Networks - None Received
Hampshire County Council, Strategic Environmental Delivery Group- None Received
Southern Water - No Objection subject to no development being within 3.5m of either side of the centre line of a public sewer and no soakaway being within 5m.
Crime Prevention -Minor Apps - No objection
Development Engineer - No objection
Archaeology - No objection
Landscape Architect - 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: 11

Number of site notices: One

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) Effect on neighbouring properties
- (iii) Effect on the streetscene
- (iv) Highway implications

(i) Principle of development

The site is located within an existing industrial area and within the settlement area of Havant the development is therefore considered to be acceptable in principle subject to the detailed policy considerations of the Development Plan. The development is not of a type that is liable to the Community Infrastructure Levy.

(ii) Effect on neighbouring properties

The site lies to the south of a small group of residential properties which front onto Brookside Road. The temporary storage building would be located to the south-east of these dwellings, some 50m from the nearest house.

It is considered that the temporary building, which would be used for storage, would not result in any additional harm to neighbour amenity above that of the existing use by reason of the proposed use and distance from residential dwellings.

The development would not therefore result in unacceptable harm to neighbour amenity by way of noise disturbance, overbearing effect, overshadowing or loss of light.

(iii) Effect on the streetscene

The development would be located to the east of the existing large industrial building. Due to the site characteristics, neighbouring buildings and boundary screening there are no discernible views of the proposed structure.

Whilst the development could be seen from the public road to the east views would not be significant because the site is set lower down than the street scene and there is a mature tree screen along this boundary. Nonetheless the new building would be seen against a large industrial building commensurate with the use of the site and that of the immediate area and would be temporary in nature (conditioned to three years). The development would therefore be appropriate in terms of its use, function and the prevailing character and appearance of the area.

(iv) Highway implications

The new storage building would not result in increased numbers of staff and would not alter the existing on-site parking provision. In addition Heavy Goods Vehicles will still be able to enter and exit the site in a forward gear. It is not therefore considered that the development would result in matters prejudicial to highway safety or on-site parking. The Development Engineer has raised no objections to the proposal.

8 Conclusion

8.1 The proposal is not considered to adversely impact the character and appearance of the area and would not result in unacceptable harm to neighbour amenity or highway safety. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00912 subject to the following conditions:

- 1 This permission shall be for a limited period of three years expiring on 30th November 2017, on or before which date the building shall be permanently removed from the site and the land shall be restored to its former function unless the prior written consent of the Local Planning Authority has been obtained in writing for a further period.
Reason: The building is of a type not considered suitable for permanent retention and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.
- 2 The temporary building hereby approved shall be constructed in accordance with the specification provided in the supporting 'Temporary Building Proposal'

document prepared by Aganto dated 04/09/2014.

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

Parking Map date stamped 8th September 2014

Section Plan - Part No. 70000111 - date stamped 8th September 2014

Proposed Elevations - Part No. 70000109 - date stamped 8th September 2014

Roof Plan - Part No. 70000112 - date stamped 8th September 2014

Proposed Floor Plans - Part No. 70000110 - date stamped 8th September 2014

'Temporary Building Proposal' document prepared by Aganto dated 04/09/2014

Reason: - To ensure provision of a satisfactory development.