
Site Address:	8 Downley Road, Havant, PO9 2JD		
Proposal:	Construction of new plant room to eastern elevation.		
Application No:	APP/15/00062	Expiry Date:	24/04/2015
Applicant:	Mr Shuttleworth	Team:	Team 1
	Dunham-Bush		
Agent:	Mr Critchley	Case Officer:	Heather Lealan
	Martin Critchley, Architect		
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

8 Downley Road is a large B1/B2 unit located on the eastern side of Downley Road. Commercial units are sited to the north and south of the application site and to the east runs the main train tracks with residential units beyond.

2 Planning History

02/67435/000

Alterations and extension to existing workshop unit incorporating increase in height and recladding of all elevations - Permitted

3 Proposal

Construction of new plant room to eastern elevation.

The proposed plant room is 14m in length, 6m in width and 7m in height. the plant room is to contain several pieces of plant with 2 towers on to the roof section. It is proposed to operated between the hours of 08:00 and 18:00 Monday to Friday

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Crime Prevention

No Comments

Economic Development

No objection

Network Rail

After reviewing the information provided in relation to the above planning application, Network Rail has no objection or further observations to make.

Environmental Health

No objection so long as a noise condition is placed on any consent. A test certification should be obtained after construction and whilst the plant is in use, to ensure no disturbance to local residents.

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: 30

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: None

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

(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 plant room is located to the rear, eastern elevation, of the unit and so will not be visible from Downley Road. There may have some visibility from the other side of the train tracks. However it is of a small scale compared to the existing unit and will visually recede when considered against the existing context.

(iii) Impact upon residential amenity

The plant will be located 30- 40m from the closest residential property to the east of the site and it is therefore important to ensure that there is no nuisance to the occupiers of the adjacent dwellings through noise pollution from the operation of the plant room and associated equipment. To this regard the Environmental Health Officer requested further information be submitted by the applicant to substantiate the acoustic report.

Following the submission of further information, the EH officer approved of the scheme so long as the proposed maximum noise level of 60.1dB at 1m from the plant room is not exceeded. It is therefore considered sufficient to place a condition on the planning consent to this regard.

8 Conclusion

It is considered that subject to the conditions suggested below that the scheme should be granted planning consent as it is in accordance with policies CS16c & e and DM10 of the Havant Borough adopted Core Strategy.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00062 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:

Location Plan received 27 February 2015
Existing Site Plan drwg.No 1504-202 received 27 February 2015
Proposed Site Plan drwg.No 1504-203 rev B received 27 February 2015
Proposed Plant Room drwg.No 1504-301 received 27 February 2015
External Plant Noise Assessment Prepared by Sound Advice Acoustics LTD received 27 February 2015
Supporting Acoustic evidence - Email chain between Laurent Lemagnen and David Shuttleworth received 22 April 2015
Acoustic results from the proposed roof unit as submitted by email 27 April 2015

Reason: - To ensure provision of a satisfactory development.

- 3 Noise from plant, machinery or operations conducted within the plant room hereby permitted shall not exceed 60.1dB as measured at 1m from the plant room and the plant room doors shall be closed at all times whilst the plant is operating. The plant room shall only be in operation between the hours of 08:00 to 18:00 Monday to Friday.
Reason: To protect the amenities of occupiers of nearby premises from unreasonable noise levels and having due regard to policy DM10 of the

Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.

- 4 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.