
Site Address:	32 New Lane, Havant, PO9 2NG		
Proposal:	Insertion of 2No. new fire escape exit doors in west elevation of Block N.		
Application No:	APP/14/00378	Expiry Date:	03/06/2014
Applicant:	Mr Deans	Team:	Team 1
Agent:	Mr Anderson	Case Officer:	David Eaves
	Axis Architecture		
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The Pfizer site is within an Industrial estate on the east side of New Lane and is a pharmaceutical company with specialised storage and distribution capabilities.

2 Planning History

00/52191/026

Demolition of SMA building and erection of a new high bay warehouse for storage of pharmaceutical products (to east of SMA building). Permitted 12 February 2002.

03/52191/032

New security building to north of car park. Permitted 16 June 2003.

03/52191/033

Application to crown raise two Holm Oak trees (T1 & T2) subject to TPO 1034. Permitted 2 July 2003.

03/52191/034

New HVAC plant for warehouse located in south east corner adjacent to railway and north west corner close to Stanbridge Road entrance. Permitted 20 November 2003.

04/52191/035

New HVAC Plant for Warehouse situated in South East corner adjacent to railway and North West corner close to Stanbridge Road entrance (resubmission), in order to seek a revision to Condition 3 of planning permission 03/52191/034 with respect to noise level. Permitted 26 March 2004.

04/52191/036

Application to fell Poplar tree, T2 subject to TPO 1034. Permitted 6 July 2005.

07/52191/037

Re-roofing of existing pitched structure with one DDA compliant reception. Permitted 3 September 2007.

08/52191/038

Alteration to existing access and associated works. Facade reinstatement post demolition. Permitted 2 May 2008.

08/52191/039

New pallet store (108.75 sq m) abutting existing maintenance building which will also be re clad to match neighbouring properties. Permitted 9 June 2008.

08/52191/040

New Packaging Hall extension and new electrical intake switchboard. Permitted September 2008

09/52191/047

New raised roof parapet to existing site building, south elevation of building 'M'. Permitted Jan 2010

APP/10/00902

Application for the temporary Planning Permission for the siting of 8No. Portacabin and 6No. steel containers with hardstanding area. Per Jan 2010

APP/12/00117

Installation of 9No. windows at second floor level, south and east elevations. Permitted April 2012.

APP/12/00164

Erection of a new section of palisade security fencing to height of 2.65m, to sub divide north and south sites at 32 New Lane. Permitted April 2012.

APP/13/00837

Erection of new metal-clad substation enclosure Permitted October 2013

3 Proposal

Insertion of 2No. new fire escape exit doors in west elevation of Block N.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

CS2 (Employment)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, (Fire Access Consultation)

Creation of two number doors on external face so means of escape can be adjusted internally.

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: 0

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) Effect on the character and appearance of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The site is within an existing industrial estate and the proposal is for fire escape doors in relation to a revised fire escape strategy for the building. The proposals are considered acceptable in principle.

(ii) Effect on the character and appearance of the area

7.3 The doors are at ground floor level and would not be readily visible from outside the site. It is not considered that there would be any significant impact from the proposals on the character and appearance of the area.

(iii) Effect on neighbouring properties

7.4 As the alterations are internal to the site and there are no immediate neighbours to the altered face of the building there is not considered to be any impact on residential amenity as a result of the proposal.

8 Conclusion

8.1 In conclusion the proposals are considered acceptable in principle and would not have a significant effect on visual amenity of neighbouring residents. Planning permission can therefore be recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00378

(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:

Design and Access Statement Axis Architecture 14-006

Location Plan Drawing No. 14-006-PL01

Proposed Fire Strategy Floor Plan Drawing no. 14-006-PL02

Elevations, Section B-B & Detail A Drawing No. 14-006-PL03

Reason: - To ensure provision of a satisfactory development.