
Site Address:	SSE, 4 Penner Road, Havant, PO9 1QH		
Proposal:	Installation of a solar pv car port system across a total of 10 existing car parking spaces.		
Application No:	APP/14/01089	Expiry Date:	15/12/2014
Applicant:	Mr P Bell	Team:	Team 1
Agent:	Mr E Muriel	Case Officer:	Tina Pickup
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to the SSE site on the south side of Penner Road, off Southmoor Lane. This is an established industrial area/business park characterised by generally two storey buildings with associated parking areas. The SSE site extends some 150m along Penner Road and the development the subject of this application is sited at the eastern end, within the car park to the east of the two storey brick building. At this eastern end there is an established hedge on the roadside frontage, partly screening the car park behind. A separate vehicle access is located at this eastern end, with security barriers.

2 Planning History

None considered relevant

3 Proposal

To erect a car port system above 10 existing car parking spaces whereby the roof is made of solar panels in a 'butterfly' angle. The structure would measure 11.26m by 9.85m having a central low gulley height of 2.63m rising to 3.6m at the outer edge. It would be supported on 3 sets of V pillars.

The block of 10 spaces chosen to site the car port above are located to the north of the site, west of the entrance point.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS2	(Employment)
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - The Highway Authority's only concern is that the drawings show the existing 10 car parking only accommodating 8 spaces once the car port is erected. It would appear that illustrative plan is different from the photo montage which appears not to have a mid upright. However providing there is no loss of space there is 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: 29

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 streetscene
- (iii) Highway matters

(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 proposed car port arrangement, whilst large in itself, is quite modest in the context of this large site. It is of an appropriate scale to this industrial site and will be seen against the backdrop of the main building. From Penner Road it will be screened by the roadside hedge. The panels are described as 'dark blue' on the application form, and any reflection is unlikely to affect any other nearby business due to the separation distances.

Policy CS14 supports efficient use of resources and as a trial source of renewable energy the principle of the proposal should be supported. Furthermore Policy CS2 seeks to encourage economic prosperity within the Borough and promote advances in technology.

(iii) Highway matters

The proposed car port would sit across 10 existing car parking spaces. The highway engineer has raised no objection provided there is no loss of parking spaces. The supporting pillars should not interfere with the existing parking layout as they allow sufficient space for vehicles to park between the V pillars.

8 Conclusion

The proposed innovative car port, trialling a form of renewable energy is to be encouraged as a matter of principle. Given its screened location within a vast industrial site, it is considered to have no detrimental impact on either the wider street scene or neighbouring businesses. Therefore it is recommended to grant permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01089 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:

Site location plan
Site access plan Drawing No FSB92644R/A/012 01
Proposed front elevation Drawing No 001
proposed side elevation Drawing No 002

Reason: - To ensure provision of a satisfactory development.