
Site Address:	2 Marples Way, Havant, PO9 1UH		
Proposal:	Rear extension to existing warehouse.		
Application No:	APP/13/00261	Expiry Date:	10/05/2013
Applicant:	Mr Fidler	Team:	Team 1
	Solent Business Supplies		
Agent:	Mr Shephard	Case Officer:	David Eaves
	J & J Design		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Existing premises occupied by Solent Business Supplies and the unit appears to mainly be involved with storage and distribution of office products and furniture.
- 1.2 Car parking takes place to the west of the building which has roller shutter doors on the western elevation. The site of the extension is an area of hardstanding with some limited storage taking place.
- 1.3 To the north of the site is the Ranelagh Road site where permission has been granted for residential development subject to a S106 agreement. A 4m high acoustic fence is proposed to this boundary as part of that approval.

2 Planning History

00/52356/009 Change of use from car sales and B1 (c) (car valeting) to mixed use B1 (c) (light industry) and B8 (storage and distribution) and amendments to east elevation Permitted Feb 2001

05/67207/000 Extension to warehouse. Permitted May 2005 but not implemented.

And in relation to the adjoining site:

APP/12/00772 - Land south of Ranelagh Road

Erection of 79 dwellings consisting of 8No. 1 bed flats, 12No. 2 bed flats, 6No. 2 bed houses and 53No. 3 bed houses, construction of access from Ranelagh Road, provision of landscaping, open space and associated works. Permitted 31/7/13

3 Proposal

Two storey rear extension to existing warehouse.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS11 (Protecting and Enhancing the Special Environment and Heritage of

	Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS2	(Employment)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
DM10	(Pollution)
DM11	(Planning for More Sustainable Travel)
DM12	(Mitigating the Impacts of Travel)
DM6	(Coordination of Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

No objection. The site lies adjacent to the Brockhampton Conservation Area. The modest enlargement of the present building will not in my view impact on the character and appearance of the Conservation Area.

Environmental Health Manager

We have no adverse comments

Engineering/Coast & Drainage

No comments received

Development Engineer

Approve subject to a contribution payment of £2,432

Regeneration & Development

Economic development is supportive of this application.

Crime Prevention

No comments to make.

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: 20

Number of site notices: Yes.

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 on character and appearance of locality and adjacent Conservation Area
- (iii) Economic implications
- (iv) Potential impact on adjacent development site.

(i) Principle of development

7.2 The site lies within the built up area and within an existing industrial estate, there is no objection in principle to the proposed development.

(ii) Impact on character and appearance of locality and adjacent Conservation Area

7.3 The proposal is for a modest extension to the existing building and is consistent with the previous, unimplemented and now expired permission from 2005. Given the extensions context it is not considered that the proposed development would be harmful to the character and appearance of the area or the adjacent Conservation Area.

(iii) Economic implications

7.4 The development is supported by the Economic Development team and is considered to make a modest improvement to the business floorspace available at the site and can be supported.

(iv) Potential impact on adjacent development site

7.5 The proposed extension is adjacent to the proposed residential development site to the north. The properties beyond would be flats and the proposal for the land to the north would include the provision of a 4m high acoustic fence. There are no proposed openings in the north elevation of the extended building. There would however be some additional shadowing to the communal garden area. It is considered, on balance that the proposed extension would have an acceptable impact on the proposed residential development beyond. Some limited landscaping can be provided to part of the northern boundary and a condition is recommended.

8 Conclusion

8.1 The proposed extension is considered acceptable in principle and has an acceptable impact on the character and appearance of the area. It can be supported in terms of economic development and would be acceptable in terms of its impact on the adjacent residential development site.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00261 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 external materials to be used shall match in type, colour and texture those on the existing building, unless agreed otherwise in writing by the Local Planning Authority.

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 No development shall commence on site until details of a landscaping and tree planting scheme for the northern site boundary shall have been submitted to, and approved in writing by the local planning authority. The scheme shall specify the position, species and size of trees to be planted, the phasing and timing of such planting and shall include provision for its maintenance during the first 5 years from the date of planting.

Reason: To ensure that the appearance of the development is satisfactory, to reduce the impact on potential future residents to the north of the site and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Design and Access Statement J & J Design dated March 2013

Flood Risk Assessment J & J Design dated March 2013

Location Plan Drawing No. 1307/1

Ground Floor/Site Plan Drawing No. 01 Rev B

First Floor and Roof Plan Drawing No. 02

Section and Ground Floor Plan Drawing No. 04

Elevations Drawing No. 05

Letter J & J Design dated 1st May 2013

Reason: - To ensure provision of a satisfactory development.