
Site Address:	38 Aston Road, Waterlooville, PO7 7XF		
Proposal:	Installation of new roller shutter door and new windows at first floor level.		
Application No:	APP/14/00443	Expiry Date:	27/06/2014
Applicant:	Mr Coleman	Team:	Team 2
	G & S Fabrications		
Agent:	Mr Marples	Case Officer:	Tina Pickup
	The Martin Ralph Group		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies within an older style industrial area and comprises a brick, low rise shallow pitched 'semi' detached, gable fronted industrial unit. It is set back from the highway by about 7m and this area is hardsurfaced providing forecourt parking. The unit is currently vacant and in a poor state of repair. The front elevation has several small windows to the right of the entrance door with flat porch above. To the left are larger windows with the front facade having old timber cladding panels above and below. The units within the vicinity were all originally the same, some have been upgraded, and most notably nos 39 adjacent has a roller shutter opening similar to the current proposal.

2 Planning History

None

3 Proposal

The proposal involves the removal of the larger windows and panelling to the left of the front entrance and the insertion of a large roller shutter door measuring 5.28m wide by 4.02m high with small area of upvc cladding above. A new first floor window in the front gable end is also proposed - this will provide light to an existing first floor office.

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)
CS2 (Employment)

and Havant Borough Local Plan (Allocations), Dec 2013
DM21 - Shopfronts, Signs, Security Shutters & Advertisements

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager, Community Group - no adverse comments
Development Engineer - no adverse comments
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: 8

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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) Visual impact

(i) Principle of development

7.2 The site lies within the urban area and within an established industrial area where development is acceptable in principle, subject to standard development control considerations. The unit is currently vacant, but the last use, according to old signage on the building was 'Steve Jackson Pump service', which, having looked at their website, was likely to be a B2 use. The proposed development is for G&S Fabrications, also likely to be a B2 use. The use of the premises is therefore permitted development and not part of the consideration of this application.

(ii) Visual impact

7.3 The proposal involves the replacement of the existing windows and cladding in the front elevation with a roller shutter door. This is in keeping with the industrial appearance of the building and area and almost identical to the adjacent unit at No 39. The only other external alteration proposed is the insertion of the first floor window in the gable end. This again is similar to the adjacent units at 39 & 40 who have both

done this. Overall it is considered that the unit will be visually enhanced through these proposed renovations and alterations and be in keeping with the character of the area.

8 Conclusion

- 7.4 The proposed alterations are considered visually acceptable and appropriate - therefore recommend permission be granted.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00443

(A)

(B) 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:

Drawing Nos 14/151/PM/01 rev F1

Reason: - To ensure provision of a satisfactory development.