
Site Address:	13-14 Aston Road, Waterlooville, PO7 7XG		
Proposal:	Change of use from Class B1 to Class B2 light vehicle repairs and MOT		
Application No:	APP/13/00696	Expiry Date:	18/10/2013
Applicant:	Mr B Fuller	Team:	Team 2
Agent:		Case Officer:	Stephen Andrews
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located within an established industrial estate that comprises of a variety of predominantly B1 and B2 uses. The majority of buildings are one or two storeys in height, largely of red brick construction. The wider boundaries of the estate are bordered by residential development particularly to the north and east.

The application property is a single storey unit being operated as a B2 vehicle repair centre with MOT testing already. There is customer parking to the front, vehicle access to the side with staff parking and a yard to the rear used for the parking of cars ready to be worked on.

2 Planning History

None

3 Proposal

Retrospective planning permission is sought for the change of use of the B1 (Light Industrial Unit) to B2 to allow for car repairs and MOT testing. The development relates to the change of use of the premises and internal alterations to accommodate the development. No external changes would be made to the existing building.

4 Policy Considerations

National Policies

National Planning Policy framework, 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

CS2 (Employment)

DM14 (Car and Cycle Parking on Development (excluding residential))

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Regeneration & Development - Supportive of the development proposed. Aston Road

already supports a large number of motor traders and related engineering businesses who trade with each other. This is an excellent location for a garage seeking to offer MOT services.

Planning Policy - No response received

Environmental Health Manager, Community Group - No objection

Development Engineer - 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: 11

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 on neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

The application site is located within the built up area of Waterloooville where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

The change of use from B1 (Light Industry) to B2 (General Industry) within an established industrial estate would be appropriately located and would see an employment use for the site within the B classes retained. The proposal would therefore continue to contribute to the local economy and would accord with the wider principles and objectives of policy CS2 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, 2012.

(ii) Impact on neighbour amenity

The nearest residential dwellings are located to the north and east of the site and are approximately 55m away from the application site. The wider industrial estate however is bounded by residential development to the north, south, east and west.

The industrial estate has existed alongside the surrounding residential dwellings for a number of years and is an accepted and established relationship. It is considered that

the distance along with the hours operated by the majority of users (typical weekday office type hours) allows for the residential and industrial uses to exist in relative harmony.

The B2 use would coincide with a large number of B1 and B2 uses already in operation throughout the industrial estate and would not add significantly to the noise and disturbance already generated, especially as the proposed hours of operation would be in line with those already operating on site.

The separation distance from neighbours and nature of the area would suitably ensure that the development would have no greater impact on the amenities of neighbouring properties than existing and would comply with the requirements of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on the character and appearance of the area

The retrospective change of use would accord with the prevailing industrial character of the estate with its plethora of B1 and B2 uses. The development is therefore reflective of and in keeping with the use and character and appearance of the site and its surroundings.

8 **Conclusion**

Having regard to the above information the development is in accordance with the policy requirements within section 4 of this report. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00696, subject to the following conditions:

- 1 The customer parking, staff parking and MOT parking, as shown on the submitted location map (scale 1:500, stamped 23 August 2013), shall at all times be provided within the curtilage of the site and thereafter all of those spaces kept available for their identified purposes.

Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location Plan 1:1250 - Stamped 23 August 2013

Location Map 1:500 - Stamped 23 August 2013

Proposed Floor Plans - Drawing No. r270613/B (1:1.2)

Reason: - To ensure provision of a satisfactory development.