
Site Address:	Unit 1, Dakota Business Park, 14 Downley Road, Havant, PO9 2NJ		
Proposal:	Two storey front infill extension and alterations to parking layout.		
Application No:	APP/13/01235	Expiry Date:	05/02/2014
Applicant:	Mr Carter	Team:	Team 1
	Formaplex Machining		
Agent:	Mr Pewsey	Case Officer:	Steve Weaver
	HNW Architects		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Application site lies on east side of Downley Road, near its northern terminus and forms the first unit of the recently constructed 'Dakota Business Park'. The site currently comprises the premises of Formaplex Machining, a high quality engineering company, who have occupied the site since its construction.
- 1.2 The building on site itself is a modern, two-storey industrial unit composed in the main of dark and light grey profile metal cladding. The building occupies the eastern part of the site, with the western part given over to car parking and servicing directly off Downley Road. The site is enclosed by palisade fencing with very limited soft landscaping.
- 1.3 The site lies within the overall New Lane area of employment premises, and is surrounded on all sides by industrial units of two-storey scale of similar character to the Formaplex building.

2 Planning History

06/71302/000

Erection of a building comprising 1,669sqm of Industrial (Use Class B2) floorspace with associated car parking utilising the existing access to Downley Road. Permitted 5/6/06 and implemented.

08/73087/000

Extension to industrial unit for class B1 (c), class B2 and class B8 uses. With alteration to parking layout. Permitted 24/6/08 and implemented.

3 Proposal

- 3.1 The application proposes the construction of a further extension to the Formaplex premises on the western side of the unit, effectively infilling the gap lying between the original part of the building and the 2008 extension. The extension will comprise a ground floor area of 65.6sqm and first floor mezzanine of 32.6sqm. The servicing door and fire exit door found in the existing west elevation where the extension is proposed will both be relocated onto the newly advanced west elevation of the extension.
- 3.2 Visually, the proposal will comprise a simple projection forward of the existing

recessed part of the west elevation, with materials for walls and roofing to match that existing.

- 3.3 In terms of car parking, the application proposes that two existing car parking spaces in the location of the new extension will be relocated immediately west of the new extension; in addition, three additional spaces are to be defined within the general parking/servicing yard to supplement the existing 30 spaces.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
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

Development Engineer

I have no objection to this planning application providing the three parking spaces and the two relocated spaces on submitted plan 13035 P151 are provided and remain in use.

Regeneration & Development

Economic development strongly supports this application. Formaplex are a major employer in the Borough who have expanded considerably over the last few years. They employ over 200 staff, most of whom are highly skilled workers. This extension will enable them to expand on this site.

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: 12

Number of site notices: One

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 adjoining properties
- (iv) Highways issues
- (v) Other matters

(i) Principle of development

7.2 It is considered that this proposal is acceptable in principle. The units are located in an established industrial business park and the expansion of the existing unit to meet the business needs of the occupier is in accordance with the general objectives of local plan policy CS2, as well as being supported by the National Planning Policy Framework which sets out the Government's commitment to fostering economic growth.

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

7.3 The application proposal represents a simple extension of the existing built form of the Formaplex premises, to be executed in matching materials. Whilst the infilling of space proposed will result in the loss of a little articulation to the principal elevation of the building, the resulting appearance of the premises will still very closely resemble that existing, and be in keeping with the rectilinear form of industrial premises in the immediate locality. The displaced car parking provision and additional spaces to be defined all lie within the existing parking/servicing yard of the premises, with no loss of soft landscaping or requirement for additional hardsurfacing. In all, the extension is considered to have a limited and acceptable impact upon the character of the locality.

(iii) Effect on adjoining properties

7.4 The application site is entirely surrounded by other industrial/employment premises, and the extension in question is due to sit within a currently recessed part of the building envelope. As a result there are considered to be no adverse impacts upon any adjoining premises arising from the works proposed.

(iv) Highways issues

7.5 The proposal will result in the displacement of two existing car parking spaces from the layout approved under 08/73087/000, and the delineation of three additional spaces within the general servicing/parking yard to address the increase in floorspace arising from the application. Both aspects appear capable of being comfortably accommodated within the yard without prejudicing the satisfactory servicing and car parking at the premises, and the Development Engineer has raised no objections to the application.

(v) Other matters

7.6 The application is supported by a detailed design and access statement which demonstrates measures in place within the development to enable access for all members of the community.

- 7.7 The application is not of a type liable for CIL contributions; nor does it form the subject of BREEAM consideration under Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 by virtue of its modest floor area (well below the 500sqm threshold).

8 Conclusion

- 8.1 This proposal to provide a modest expansion of the Formaplex premises in Downley Road is supported in principle by both Local Plan policy and NPPF guidance, and is not considered to give rise to any adverse impact on the character of the area, nearby properties or highway safety issues. Consequently the application is recommended for permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01235 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.
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 The development shall not be brought into use until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those 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.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement received 11 December 2013
Proposed Formaplex Extension Location Plan, Site Plan, Site Cross Section Drawing 13035-P150
Proposed Formaplex Extension Elevations Drawing 13035-P151
Proposed Formaplex Extension Plans Drawing 13035-P152
Existing & Proposed Extension to Unit 1 & 1A Formaplex Building Plans and Elevations Drawing 13035-P153

Reason: - To ensure provision of a satisfactory development.

