
Site Address: 28 New Lane, Havant, PO9 2NQ
Proposal: Application to determine whether prior approval is required for the method of demolition of two storey office block and any proposed restoration of the site.
Application No: APP/13/00695 Expiry Date: 13/08/2013
Applicant: Mr M Gray Team: Team 1
 Sumika Polymer Compounds
Agent: Case Officer: Aaron Wright
Ward: St Faiths

Recommendation: **GRANT APPROVAL**

1 Site Description

The buildings subject of this application are sited within a large industrial site on the east side of New Lane. The premises is separated from New Lane by a large car park and a landscaped buffer.

2 Planning History

None relevant

3 Proposal

Application to determine whether prior approval is required for the method of demolition of two storey office block and any proposed restoration of the site.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM10 (Pollution)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control Officer

No comment.

Environmental Health Manager

This application has been forwarded to EH for comment, it is for demolition of an old office block. You will see that the app was received on the 23rd July for demolition work scheduled to begin on the 22nd (the day beforehand), thereby not giving any opportunity to discuss hours of work, dust suppression methods etc.

I have yesterday received a complaint about a "drilling" type noise from the site, although I am waiting for the complainant to come back to me with more details as to whether this is related to the demolition works.

Development Engineer

No comment.

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: 13

Number of site notices: Not applicable.

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) Whether Prior Approval is required

(i) Principle of development

7.2 Local planning authorities are required to receive notification of any demolition. This enables the authority to consider whether the building is of listable quality, and to control the manner in which the demolition is to be undertaken and any proposed restoration of the site.

7.3 Consideration will be taken subject to compliance with the Development Plan and any other material considerations.

(ii) Whether Prior Approval is required

7.4 The application relates to 2No. two storey flat roofed office blockd. The buildings are of poor quality and and are not worthy of listing. The buildings have stood empty for a number of years. They are in a poor state of repair. The buildings would be demolished with hand held tools and a 360 degree excavator with a grab attachment.

7.6 The removal of the building will be subject to compliance with the Building regulations and any other appropriate legislation such as the removal of asbestos.

7.7 There are no important trees within or close to the application site that would be affected by the demolition of these buildings.

8 **Conclusion**

- 8.1 The demolition of these buildings is acceptable in principle as they are of no intrinsic value. It is therefore concluded that the details are sufficient for the application to be approved.
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9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT APPROVAL** for application APP/13/00695 for the following reasons:

- 1 The development shall be carried out within a period of five years from the date of the receipt of a valid application in this case by the 16th July 2018.
Reason: In accordance with The Town and Country Planning (General Permitted Development Order) 1995.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form
Environment Agency Certification of Demolition
OS Plan
Location Plan

Reason: - To ensure provision of a satisfactory development.