
Site Address: 4-10 Solent Road, Havant
Proposal: Reserved Matters Application relating to scale, appearance and landscaping following Outline Planning Permission APP/12/00491.
Application No: APP/13/00694 Expiry Date: 14/10/2013
Applicant: Hargreaves Properties Ltd Team: Team 1
Agent: Mrs Herrick Case Officer: Steve Weaver
 Rapleys LLP
Ward: St Faiths

Recommendation: **GRANT APPROVAL OF RESERVED MATTERS**

1 Site Description

- 1.1 The application site lies on the south side of Solent Road in Havant, immediately east of the Jewsons builders yard. To the south of the site lies the A27; to the north is the Bosmere Medical Centre and an area of vacant land. To the east of the site, on the opposite side of Brockhampton Lane, lie a terrace of two storey cottages; these are within the southernmost section of the Brockhampton Conservation Area.
- 1.2 The site has historically featured a range of industrial buildings of single and two storey construction, with office elements to the north and south sides of the easternmost block in particular rising to three stories. Following the granting of outline permission for the redevelopment of the site under Application APP/12/00491 the original range of buildings has been demolished, and the first phase of redevelopment (Units 1 and 2 which occupy the western part of the site) is well under way.
- 1.3 Natural features on the site are largely limited to modest groups of trees outside the northern Solent Road boundary; a mature oak in a planter on the Brockhampton Lane frontage, and immature screening outside of the site on the A27. The boundary treatments around the site feature industrial style fencing.

2 Planning History

APP/12/00491

HYBRID APPLICATION: - Full planning permission for Phase 1 comprising demolition of existing buildings and construction of up to 1465 sqm (gross internal) of Class B1c (light industry) and/or Class B2 (general industrial) and/or Class B8 use (storage and distribution), to include ancillary trade counters and B1a use (offices), with associated access, car parking and landscaping. Outline planning permission for Phase 2 comprising demolition of existing buildings and construction of up to 3608 sqm (gross internal) of Class B1c (light industry) and/or Class B2 (general industrial) and/or Class B8 use (storage and distribution), to include ancillary trade counters and B1a use (offices), with associated access and car parking. Permitted 29/1/13 and Phase 1 under construction.

3 Proposal

- 3.1 The hybrid application referred to in Section 2 above secured permission for the demolition of the original industrial buildings and clearance of the associated yards, and the construction of a comprehensive range of new buildings to be used for light

industrial , general industrial or storage purposes, with ancillary office accommodation and trade counters as required.

- 3.2 Whilst Units 1 and 2 were approved in detail, only the access and layout of Units 3 and 4 were approved under the outline element of the application. This application seeks approval for the matters reserved in respect of Units 3 and 4 - namely their scale, appearance and landscaping.
- 3.3 With regard to scale, the submitted elevations show that Unit 3 will achieve a maximum height of 8m to ridge (6.5m to eaves); Unit 4 will be slightly smaller at 7.7m to ridge (6.2m to eaves).
- 3.4 With regard to appearance, the submitted elevations closely follow the indicative elevations that were provided as part of the outline approval. In the case of Unit 3, which fronts Solent Road, this has a rectangular footprint resulting in a simple goosewing grey hipped roof above elevations composed in the main of grey white Kingspan proprietary cladding panels. The pedestrian entrances to the 6 potentially subdivided units within the building are composed of glazing and contrasting merlin grey trims, with the guttering also in merlin grey trim - the glazed feature returning round to the east elevation of the building opposite the Brockhampton Lane cottages. To the rear, the servicing doors are to be finished dark blue, with pedestrian entrances in green with a merlin grey feature surround.
- 3.5 Unit 4 follows a similar design theme to Unit 3 with the same principal roofing and cladding materials. The main facade to the building is the north elevation which faces into the communal servicing yard and this is punctuated by dark blue servicing doors, modest areas of glazing and buff brickwork at ground floor level.
- 3.6 With regard to landscaping, a detailed soft landscaping scheme has been submitted in connection with the application. This anticipates the use of ground cover adjacent to the main car parking and servicing areas of the site; with a large mixed bed in the north eastern corner of the site adjacent to the Solent Road/Brockhampton Lane junction. New tree planting is to be provided in the form of two new Hornbeam on the Solent Road frontage, and a cluster of five new silver birch in the mixed bed. The existing mature Oak found in the planter on the Brockhampton Lane frontage is to be retained.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) 2011

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)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Site lies adjacent to Brockhampton Conservation Area

5 Statutory and Non Statutory Consultations

Conservation Officer

The provision of the landscaped area within the redevelopment is welcome, but with the scale of units planned, low level planting is rather meagre. The site on the Brockhampton Lane frontage sits opposite residential development. To offset the impact of the new units there needs to be more robust landscaping. I wish to see the addition of suitable trees which could act as a visual foil and enhance this corner of the town. The landscape officer will be able to advise on suitable species, planting and aftercare.

Officer comment: Amended landscaping plans secured which introduce a stand of 5 silver birch trees within the landscaped area - see Landscape Team comments below.

Landscape Team

(Following receipt of amended plans) Revised landscaping plan with 5 extra birch trees and timber post and metal rail approved.

Regeneration & Development

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: 34

Number of site notices: Two

Statutory advertisement: 26/07/2013

Number of representations received: One

Summary:

- 6.1 Double yellow lining in Brockhampton Lane noted on the plans is of concern as it will impose further limitations on parking for local residents.

Comment: The case officer has discussed this issue with the objector and confirmed that any new parking restrictions would have to be the subject of an advertised Traffic Regulation Order. As such the notation is not relevant to this reserved matters application and the objector has contacted the Council's Traffic Management team separately about this.

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 of the street scene

- (iii) Effect on the amenity of neighbouring properties and Conservation Area
- (iv) Highway issues

(i) Principle of development

- 7.2 The application site lies within the built up area of Havant, to the west of the main town centre boundary and in an area characterised by commercial development. The redevelopment of the site to provide modern employment premises is strongly supported by existing Local Plan policies CS2 and CS17, and accords with the Council's strategic priorities to promote economic growth in the Borough. The hybrid application APP/12/00491 secured this redevelopment opportunity in granting a full permission for the employment premises which now comprise Units 1 and 2 which are currently under construction; and in granting an outline consent for the access and layout to Units 3 and 4, which were shown as having an approved floor area of 3,608 sqm.
- 7.3 This planning history demonstrates that the principle of redevelopment of this site is acceptable and thus the consideration of the reserved matters in this case are largely confined to detailed development control criteria (as set out below) and the degree to which the detailed proposals meet the aspirations of the outline approval for a high quality redevelopment scheme for the site.

(ii) Effect on the character of the street scene

- 7.4 The application site was originally characterised by outdated buildings, which have now been demolished, and which had lain vacant for some time (save for the glass manufacturer at the eastern end of the site) and which did not offer a positive presence in the Solent Road street scene. The intention to replace these older buildings with modern employment premises was therefore welcomed in principle under APP/12/00491 as providing the prospect of revitalising the site.
- 7.5 In terms of detail, Units 1 and 2 currently under construction provide the immediate context for Units 3 and 4, and these new buildings comprise brick and modern cladding materials in the main, with shallow hipped and pitched roofs. Units 1 and 2 are rectilinear in form with ridge heights of 8.4m and 9.5m respectively. The principal elevations facing Solent Road feature detailing in the cladding, and glazing at ground floor and first floor levels - the remaining elevations are more functional in appearance.
- 7.6 Units 3 and 4 as proposed under this reserved matters application follow a similar approach to Units 1 and 2 in terms of a rectilinear, two storey scale of development - slightly lower in ridge and eaves heights than Unit 2 in particular - and the extensive use of modern cladding materials for the elevations, punctuated by areas of glazing and contrasting trims. An active frontage is presented to the key Solent Road elevation, with servicing from the yard behind. In these terms the scale and appearance of the development largely accords with the intentions for the site set out in the Design and Access Statement approved as part of APP/12/00491. The immediate context for the site is generated by its location on Solent Road, and here, given the overtly commercial nature of the buildings and land uses fronting Solent Road in the locality, and the variety of materials found locally, it is considered that the detailed design approach taken is appropriate and will sit comfortably with the context of the site; the locality featuring a number of large format commercial buildings such as Tesco, Solent Retail Park and Jewsons. The detailed design of Units 3 and 4 when viewed in conjunction with Units 1 and 2 should therefore present a cohesive

character to their surroundings.

- 7.7 In terms of landscaping, the submitted scheme allows for the retention of existing trees on the Solent Road frontage, and the mature Oak tree in the planter in Brockhampton Lane. It also creates a significant new area of landscaping on the eastern road frontage at the junction of Solent Road and Brockhampton Lane which has the potential to significantly enhance the character of the area. Additional tree planting in this area has been secured as part of the negotiations on the application. Low knee rail fencing to this bed and the remainder of the Solent Road frontage will maximise the visual impact of the new planting. The Landscape Architect has confirmed that she is satisfied with the detailed landscaping proposals.

(iii) Effect on the amenity of neighbouring properties and Conservation Area

- 7.8 To the east of the site lie the cottages of Brockhampton Lane, which sit within the southernmost spur of the Brockhampton Conservation Area. These two storey cottages sit within modest plots of 12-15m garden depth and 4-8m width. Their frontages face directly on to the eastern boundary of the site, where the original two and three storey scale buildings on the site dominated their outlook and where industrial traffic was taken into and out of the site at its south eastern corner. The layout approved for the site's redevelopment will result in all traffic being accessed off Solent Road, with the existing access onto Brockhampton Lane being closed to all traffic other than pedestrian. This represents a significant benefit for the adjoining residents and the character of the Conservation Area as a whole, and the detailed plans for Units 3 and 4 do not alter this position.
- 7.10 In terms of outlook, the new Unit 3 will lie closest to the residential properties, albeit that a separation distance of over 20m will remain and the scale of the building at two storey and height at 8m to ridge is significantly lower than the 9.3m high flat roofed office that lay there previously. The detailed appearance of Unit 3 presents a simple, crisp elevation in modern materials facing the Conservation Area, with glazing and contrasting merlin grey trim detailing providing an architectural feature and punctuation to the elevation. The immediate outlook of the Brockhampton Lane cottages, and setting of the Conservation Area, are further enhanced by the provision of the substantial landscaped area to the north east of Unit 3, and the low knee rail fencing which will replace the previous unsightly industrial style means of enclosure at this point. The Conservation Officer has not objected to the detailed designs put forward and it is considered that they are appropriate in context.
- 7.11 Further south, Unit 4 lies opposite the Cosham Plant Hire premises, an established open storage facility, and due north of the A27. Its presence and scale will not harm the amenity of these adjoining land uses, and is consistent with the character of the area at this point. Whilst the appearance of the unit on all but the internal yard (north) elevation could be said to be bland, in practice both the western and southern elevations are screened from public view by the established planting adjacent to the A27(T) road.
- 7.12 In terms of noise and disturbance, the detailed designs for Units 3 and 4 maintain the improvements secured through the outline consent whereby there would be no direct vehicular access to the site from Brockhampton Lane, and no servicing doors face east towards those residents.

(iv) Highway issues

- 7.13 The outline application for Units 3 and 4 determined the access points for these units to be from Solent Road, instead of from Brockhampton Lane as had previously been the case. This approach has been maintained in the current application. The detailed design and appearance of the units has resulted in a minor re-positioning of the car parking spaces compared to the layout approved under the outline consent; however this does not alter the number of spaces secured, nor the servicing arrangements for the site, and is acceptable.

8 Conclusion

- 8.1 The details submitted relating to the scale, appearance and landscaping of Units 3 and 4, whose access and layout were the subject of outline permission APP/12/00491, are considered appropriate to their context and will result in a high quality development to the benefit of the amenity of the area. This reserved matters application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT APPROVAL OF RESERVED MATTERS** for application APP/13/00694 subject to the following conditions:

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

Rapleys letter dated 10 July 2013 ref AKH/kjh/480/34/1
Site Plan 146-300-101A
Levels Plan 146-300-102A
Unit 3 Site Plan and Section 146-300-101
Unit 3 Plans Section & Elevations 146-300-201B
Unit 3 Floor Plans 146-300-202
Unit 3 Rear & Side Elevations 146-300-301
Unit 3 and 4 Street Elevations 146-300-302B
Unit 3 Solent Road Elevation & Section 146-300-303B
Unit 4 Floor Plan 146-400-201
Unit 4 Plans Section & Elevations 146-400-202
Unit 4 Front Elevation & Section 146-400-301
Unit 4 Side & Rear Elevations 146-400-302
Phase 2 Units 3 and 4 - Landscaping Plan 146-300-100D
ACAD Mapping Site Survey P680

Reason: - To ensure provision of a satisfactory development.