
Site Address: Land Adjacent to, Langstone Technology Park, 2B
Langstone Road, Havant

Proposal: Non material changes relating to means of enclosure and revised lighting strategy.

Application No: APP/14/00001 Expiry Date: 20/01/2014

Applicant: Mr Gary Botterill Team: Team 1
Greene King

Agent: Ms Rebecca Fenn-Tripp Case Officer: Sally Smith
Turley Associates

Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is to the east of Langstone Technology Park and the construction of the restaurant part of permission APP/12/00467 is under way.

2 Planning History

APP/12/00467 - Restaurant and budget hotel to the east of Langstone Technology Park. Permitted 14/6/13.

3 Proposal

Approved with Application APP/12/00467 were details of the boundary wall for the patio and an enclosing wall on the west side of the service yard. This application seeks to change the patio wall to a post and rope detail with powder coated metal rods rebated into the timber posts. Whilst the permission and discharge of conditions provided for lighting attached to the inside of the piers of the patio walling these are now removed. Lighting of this area is by uplighters and downlighters for the wall of the restaurant. For the service yard it is proposed to replace the wall with a hit and miss fence to 2.4m in height.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

N/A for a NMA application

6 Community Involvement

N/A for a NMA application

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) Impact on the character of the area

7.2 It is considered that whilst the approved details provided robust and quality means of enclosure, the amendments proposed are also suitable and acceptable and will not be significantly detrimental to the visual appearance of the development or its setting. They will have a modest and non-material impact upon the character of the development as a whole.

8 Conclusion

8.1 The proposed amendments are considered acceptable as a non-material amendment.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00001 subject to the following condition:

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

Fence details 1140/39 Rev E
Proposed Site layout 1140/16 Rev F
Proposed Building Lighting 1140/14 Rev F

Reason: - To ensure provision of a satisfactory development.