
Site Address: Units 3-4, Downley Point, Downley Road, Havant, PO9
2NA
Proposal: Installation of a mezzanine floor and first floor windows to units 3 & 4.
Application No: APP/13/00236 Expiry Date: 10/05/2013
Applicant: Monolution Ltd. Team: Team 1
Agent: Mr Thompson Case Officer: David Eaves
PWP Architects
Ward: Bondfields

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located within a large industrial area. The units originally gained permission in 1998 with the use limited to B1c and B2 (subsequently varied to include B8 uses also).
- 1.2 The units in question are located within a terrace of employment premises and the proposed windows at first floor level would look south towards other industrial buildings. The units are occupied by Monolution Ltd. The company is understood to be engaged in precision engineering.

2 Planning History

98/53602/7

Erection of 9 Industrial Units with associated car parking (revision to previously approved scheme ref: 94/53602/4) Permitted 20/11/98

3 Proposal

Installation of a mezzanine floor and first floor windows to units 3 & 4.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS2 (Employment)
CS21 (Developer Requirements)
DM10 (Pollution)
DM11 (Planning for More Sustainable Travel)
DM12 (Mitigating the Impacts of Travel)
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:

Approve. If the mezzanine has been there for seven years I will not ask for a contribution.

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: 6

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) Effect on nearby properties
- (iii) Highway implications
- (iv) Developer Contributions

(i) Principle of development

7.2 The site is within an industrial area where the principle of further business floorspace is acceptable in principle. The provision of mezzanine floorspace is restricted by condition 18 of the original planning consent in order to ensure sufficient parking (this is considered separately below).

(ii) Effect on nearby properties

7.3 The proposed windows would face south over existing business units. Oblique views to the east across the railway to houses beyond are further restricted by the positioning of units 7-9. It is not considered that the proposals would result in any significant impact on residential properties.

(iii) Highway implications

7.4 The very modest increase in floorspace which has already taken place would not be likely to result in any additional car parking problem. No objection has been raised by the Development Engineer in relation to the parking issue.

(iv) Developer Contributions

- 7.5 A developer contribution in relation to HCC Highways contribution would normally be required as a result of this development. However, it would appear from information submitted that the change in floorspace actually took place in 2006 (prior to the HCC highways contribution formula). The development engineer has confirmed that no contributions would be required in these circumstances.

8 Conclusion

- 8.1 In conclusion the proposed development is considered acceptable in principle and would not have a harmful impact on the nearby residents or the appearance of the area. The development would be unlikely to result in additional parking/highway issues. It is therefore recommended that permission be granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00236 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Planning Statement dated 28th February 2013
Site and Location Plans Drawing No. 1100
Ground floor plan & Roof Plan Drawing No. 1200
Existing Elevations Drawing No. 1300
Proposed Elevations Drawing No. 1301
Proposed Ground & First Floor Plans Drawing No. 1201

Reason: - To ensure provision of a satisfactory development.