

Planning, Design and Access Statement

Re: 3 Elm Grove, Hayling Island. Ref 13/0002

This application is for the erection of a new building to accommodate an MOT testing centre.

The site is currently derelict with a timber building previously used as a printing workshop, and 2no garages. It is situated behind a main shopping parade, adjacent to a large car park with pedestrian access from the main road close by.

There is currently extant planning permission for a replacement two storey building (ref 12/00254) to house printing works. Although this application is for a different use we consider the scheme superior in terms of design and aesthetics. There are distinct references to the adjacent church building with form, fenestration and materials to match and compliment.

Pre application enquiries raised two issues, the operational parking provisions and the potential noise disturbance.

The applicant therefore commissioned a 'Predicted Noise Impact Assessment', which concludes that the proposed MOT centre would cause no noise concerns for nearby residents.

With regard to the parking provisions, it can be seen on the plans that there are two on site parking bays, which could be in constant use and the parking of client vehicles would be in the MOT bays. It is proposed to have an appointment system for MOT testing which is a standard length of time, therefore smooth transitions between clients is predicted. However should members of the public wish to park in the council car park and shop or go about other business prior to, or proceeding, an MOT test they are at liberty to buy a ticket according to the local bylaws. Furthermore it has been noted that this particular car park is mostly underused, therefore any use generated as a by product of visiting the MOT centre would provide revenue to Havant Borough Council, which surely is a good thing.

The hours of the business will be 8 am to 5pm Monday to Saturday. It has become apparent that a printing business on this site is economically unviable and allowing a change of use from the approved development, to an MOT test centre, with better aesthetics, would be of benefit to the greater community of Hayling Island.

There are no bats or protected species on the site and the slab levels are shown on the drawings.

Planning policies that are pertinent to this development are: CS11, CS12, CS16, CS19, DM10, DM13, DM8 & DM9 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework, March 2012.

We believe that this development adheres to the relevant policies and respectfully ask that you grant permission to develop as detailed in this application.

Checklist

Parameters; The proposed heights and footprint will remain in keeping and context of surroundings.

Use; This area is mixed use and the proposal is similar to existing therefore the use is appropriate

Amount; The density of built form on this size plot is in keeping with approved scheme.

Layout; This is one of practicality and purpose which can only enhance the functionality.

Scale; This is in keeping with the surrounding buildings and somewhat subservient.

Landscape; This is in keeping with approved scheme.

Appearance; The aesthetics are an improvement and reflect and compliment the surroundings.

Access; There will be easy access to and around the site. There will be no adverse effect on highway safety with ample off street parking in the area.