

Planning Statement to Justify a CoU application for Commercial Premises

At 24 Palmer Road, Emsworth PO10 7DL

Background

The site is currently vacant. The previous use was Suis Generis (Motor Trade).

The applicant wishes to use it as his base for an existing local business.

Planning History

A search of the planning history of the site reveals only one application, which would appear to be for the existing vacant building. A number of other applications in the area are for commercial use.

01/66796/000 | To demolish existing coachwork building and the lean-to outbuildings and construct an industrial building for repair workshop and store. | 24, Palmers Road, Emsworth, PO107DL

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Reference	01/66796/000
Alternative Reference	-
Application Received	Tue 23 Oct 2001
Application Validated	Tue 23 Oct 2001
Address	24, Palmers Road, Emsworth, PO107DL
Proposal	To demolish existing coachwork building and the lean-to outbuildings and construct an industrial building for repair workshop and store.
Status	Decided
Decision	Grant perm/consent/certify lawfulness
Decision Issued Date	Mon 21 Jan 2002
Appeal Decision	-

There are 0 documents associated with this application.

There is 1 case associated with this application.

The CoU

The site lies in a commercial area close to the Local centre of Emsworth. It is noted that the Local Plan is now some 11+ years old and whilst there is an emerging local plan it does not appear to have reached the stage where it can be given significant weight.

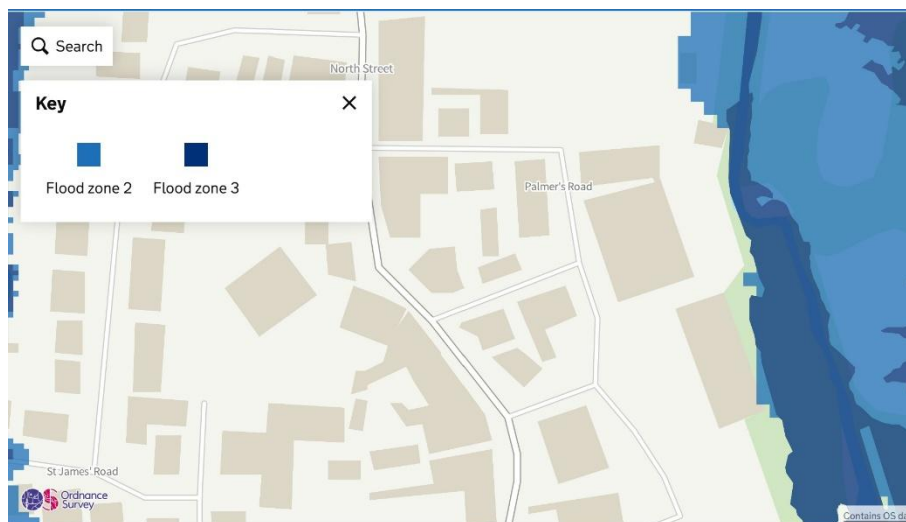
The inset map from the adopted Local Plan shows the site lies to the north of the Emsworth Local Centre close to adjoining the banks of the River Ems which forms part of a local nature reserve.



The surrounding businesses and planning history of the area indicate that commercial use as now proposed in the CoU is appropriate use of this site.

Flood Risk

Although adjoining the backs of the Ems the site lies in FZ1 where a site specific FRA is not required. This is illustrated on the EA map below.



Conclusion

Having considered the Planning history of the site and local area the proposed CoU is compatible with the surrounding land uses.

It will bring a vacant site back into economic use to the benefit of the local economy., without harming matters in the public interest.