

10 November 2017
L 171110 SAV Planning



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Dear Sir or Madam

**SECTION 62 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR THE INSTALLATION OF AIR CONDITIONING UNITS WITHIN A PALADIN FENCE
ENCLOSURE AND GAS BOTTLE STORAGE UNIT
UNIT 6, SOLENT RETAIL PARK, SOLENT ROAD, HAVANT, PO9 1ND
VETS4PETS LIMITED**

PLANNING PORTAL REF: PP- 06463816

Introduction

We write on behalf of our client, Vets4Pets Limited, to apply for the installation of 11 no. air conditioning units and a gas bottle storage unit at Unit 6, Solent Retail Park, PO9 1ND.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we enclose the following documents alongside this cover letter which comprise the application:

- The completed application forms duly signed;
- Drawing Ref: 5635/11b – 'Proposed ground floor layout plan, side and rear elevation';
- Drawing Ref: 5635/04a – 'Existing ground floor layout plan and rear elevation';
- Site Location Plan Reference: 'CC/SAV/SLP';
- Air Conditioning Units Technical Specification Sheet – Vets, Groomers and Training;
- Air Conditioning Units Technical Specification Sheet – Sales Area;
- Gas Bottle Storage Units Specification; and
- CIL Questions.

As the application has been submitted electronically via the Planning Portal website (PP- **06463816**) a cheque, made payable to 'Havant Borough Council', for £385.00, has been submitted separately by post.

The Application Site

The application site is Unit 6, Solent Retail Park, PO9 1ND. It measures 675 sq. m and is currently occupied by Pets at Home.

The unit is part of a terrace of glazed and sheet cladding large format retail units on the Solent Retail Park. The retail park has a large carpark to the front (south) of the buildings, with industrial uses to the north and a terrace of builders merchants to the west beyond the retail park. There are residential areas to the north and a fast food take-away and commercial offices to the east.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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The retail park itself is located north of the A27 (Havant Bypass) and within the District Town Centre. The retail park is an established destination for large format retail operations and provides accommodation for operators whose Business Model's cannot traditionally locate within high street premises. Operators at the site include, Halfords, Mothercare, Sports Direct, and Hobbycraft.

The Proposed Development

The proposed development includes the installation of 11 No. air conditioning units and a gas bottle storage unit. The proposed works are illustrated on Drawing Ref: 5635/11 – 'Proposed ground floor layout plan, side and rear elevation'.

The proposed installation of air conditioning units and gas bottles are required to enable the proposed pet care and treatment facility to operate. The pet care facility is subject to a separate planning application, reference 06463283.

The specifications for each of the air conditioning units are included within this submission.

Consideration

The proposed alterations and additions to the rear elevation are required to enable the proposed pet care and treatment facility to operate, with this facility to be located on a mezzanine floor which is subject to a separate planning application.

The rear of the premises faces onto a goods service yard which serves the terrace of retail units and is enclosed by an approximately 1.8 m. high brick and stone wall with cantilevered sliding gates, and galvanised palisade fencing. This yard and the adjacent highway creates a separation distance of at least 50 m. from the nearest residential properties, and 20 m. from the nearest non-retail unit which is in use as an ex-servicemens club.

The curtilage of the site and immediate surroundings are therefore exclusively commercial in terms of land use and physical characteristics, and therefore the proposed air conditioning units and other works are entirely appropriate.

Summary and Conclusion

The proposal involves the installation of air conditioning units and a gas bottle storage unit at Unit 6, Solent Retail Park, PO9 1ND.

The proposals are required for the operation of the proposed in-store pet care and treatment facility which will be located on the proposed mezzanine floor, subject to a separate planning application.

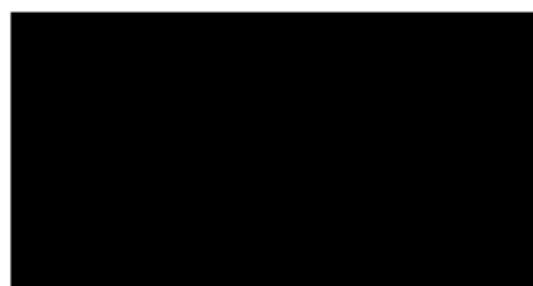
Due to the existing service yard location, and the minor nature of the proposals, there will be no adverse impacts caused to neighbouring properties, which are exclusively commercial in nature.

In light of the above, we respectfully request that this application is approved and that planning permission is granted for the installation of 11 no. air conditioning units and a gas bottle storage unit at Unit 6, Solent Retail Park, PO9 1ND.

We trust that the information provided above and on the enclosed drawings is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Samia Syeda or Duncan Wenham at these offices.

Yours faithfully



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