

Planning Department - Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

11th October 2018

Dear Sir/Madam,

RE: Proposed extension to existing industrial unit and change of use from B2 to B8

Property Address: **B.M Scaffolding, Brockhampton Road, Havant, Hampshire PO9 1JU**
Proposed Formerly known as: Units 1 & 2, The Platers, Brockhampton Road.

Please find the enclosed full planning application including drawings.

Background

The existing property is an industrial property with B2 (general industrial). The size of the site is 960m², mostly yard space with one business unit.

The site is close to other industrial and commercial properties and well placed within the commercial area of Hart Farm Way. This is a large and diverse area of predominantly industrial buildings with some high-quality office space, large retail food stores and other retail outlets and a sewage works to the western edge.

This character area straddles the A27 and includes the striking Xyratex building of some architectural merit.

To the south of the A27 the industrial buildings are of a medium to large and very large scale and are set around a grid of wide access roads. To the north of the A27 the layout is more informal and appears inherited and derived from established uses and piecemeal development of parcels of land.

The property is currently unoccupied and in need of renovation to meet modern business needed.

Proposal

This full planning application is made to change the current use of B2 (general industrial) to B8 (storage and distribution). Renovate the existing business unit to include a new first floor with a front extension.

A pre-planning application was made, outlining the proposed use. Reference GEN/18/00355, ON THE 8th May 2018. The scheme has been designed with is in mind, the location and other business needs.

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Planning Policy

The following planning policies have been considered and applied to produce the proposed development:

Policy CS16 - High Quality Design

Policy DM13 - Car and Cycle Parking on Residential Development

Havant Parking Standards

Guidance to light Pollution

Assessment

The principle of the proposal is established in local plan (Core Strategy).

National Planning Policy Framework - Requiring good design**Assessment**

The principle of the proposal is established in local Havant plan and supplementary planning documents (SPDs)

The scheme respects the needs of the business and fits in with the character of the location and the Local transports network.

Conclusion

The proposed scheme represents an appropriate addition to the location, consistent with local plan, and planning policies.

Should you require any further detail or have any questions, please do not hesitate to contact me.

Yours faithfully,



Mr James Jay
The Planning Service