

10 June 2016
L 160610 SAV Planning



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SUBMITTED VIA THE PLANNING PORTAL REF: PP- 05223450

Dear Sir or Madam

**SECTION 62 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR THE INSTALLATION OF TWO AIR CONDITIONING UNITS
104-106 ELM GROVE, HAYLING ISLAND, PO11 9EH
VETS4PETS LIMITED**

Introduction

We write on behalf of our client, Vets4Pets Limited, to apply for the installation of two air conditioning units at the above site.

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

- The completed application forms duly signed;
- Drawing Ref: CC/HI/SLP;
- Drawing Ref: 5907/04 – 'Existing Layout Plan and Elevations';
- Drawing Ref: 5907/10c – 'Proposed Ground Floor Plan and Elevations';
- Air Conditioning Units Technical Specification Sheet – Vets, Groomers and Training; and
- CIL Questions.

As the application has been submitted electronically via the Planning Portal website (PP- 05223450) a cheque, made payable to 'Havant Borough Council', for £385.00, has been submitted separately by post.

The Application Site

The application site is the former Tesco unit at 104-106 Elm Grove, Hayling Island. The site is located on Elm Grove, which is an arterial route from South Hayling to the mainland in the north. The unit is located in a mixed commercial and residential area, with town centre uses along Elm Grove and residential units surrounding the unit.

The site is located within Gable Head District Centre and within a secondary shopping frontage as defined in Havant Borough Council's adopted Local Plan (2011).

The Proposed Development

The proposed development includes the installation of two air conditioning units on the side elevation of the building. The proposed works are illustrated on Drawing Ref: 5907/10c – 'Proposed Ground Floor Plan and Elevations'.

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The proposed installation of air conditioning units is required to enable the proposed pet care and treatment facility to operate.

The specifications for each of the air conditioning units are included within this submission. The following types of condensers will be installed at the site:

1 X FCD71VNX
1 X FDT7VF1

Consideration

The proposed alterations and additions to the side elevation are required to enable the proposed pet care and treatment facility to operate.

The side elevation of the premises faces into a small alleyway. This alley is enclosed and there are no residential properties which overlook it.

The application site is located within a defined district centre, neighbouring a variety of established commercial uses and the proposal is required to support the incoming tenant. The development plan is fully in support of non-retail uses within secondary retail frontages where they meet specific criteria, and the maintenance of active frontages within these areas, with this in mind, this application is to be read in conjunction with a change of use application at the site to allow the incoming vets to operate.

As there are no sensitive receptors in close proximity of the proposed units, the proposed air conditioning units and other works are entirely appropriate.

Summary and Conclusion

The proposal involves the installation of two air conditioning units on the side elevation of 104-106 Elm Grove, Hayling Island.

The proposals are required for the operation of the incoming pet care and treatment facility which will be located at ground floor, subject to a separate change of use planning application.

Due to the location of the proposed units, and the minor nature of the proposals, there will be no adverse impacts caused to neighbouring properties, as confirmed in the attached noise impact assessment.

In light of the above, we respectfully request that this application is approved and that planning permission is granted for the installation of two air conditioning units at 104-106 Elm Grove, Hayling Island.

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 Philip Marsden or Lewis Wright at these offices.

Yours faithfully



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