

DELEGATED OFFICER REPORT

PROPOSAL	Erection of a single open-sided canopy on external retail sales area
LOCATION:	Havant Garden Centre, Bartons Road, Havant, PO9 5NA
REFERENCE NO:	APP/26/00193
APPLICANT:	British Garden Centres
APPLICATION TYPE:	Full planning permission
CONSULTATION EXPIRY DATE:	14/05/2026
APPLICATION EXPIRY DATE:	03/06/2026
WARD:	St Faiths
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

This application site relates to Havant Garden Centre which is located on the south side of Bartons Road. The garden centre comprises the indoor sales space with existing canopies to the north and east. There is an outdoor sales area to the south and east with the site car park to the north, separating the garden centre from the entrance off Bartons Road. The site is located within Flood Zone 1.

There is a Grade II listed building to the north of the garden centre, located east of the car park. Due to the separation distance and the presence of the existing building between the proposal and this listed building, the proposed canopy is not considered to result in harm to its setting or significance.

2. Planning History

00/59333/011 - Erection of polytunnel canopy to south elevation of main building, PERM,08/08/2000

00/59333/008 - Variation of condition 21(i) of 98/59333/3 to allow the relocation of restaurant/coffee shop into main building and use of barn for retail sales in connection with the garden centre use., PERM,06/06/2000

99/59333/005 - Variation of condition 17 of planning permission 98/59333/3 to alter the external storage/display of goods area. Retrospective amendments to elevations, parking, landscaping and finished levels throughout the site. Provision of underground surface water storage tanks in lieu of the natural balancing pond within the south-east corner of the site. Provision of an irrigation tank in the south-west corner., PERM,27/07/2000

98/59333/002 - Roof to be stripped. Installation of new windows and doors to north, east and west elevations. Demolition and re build of Adobe wall on north elevation. Repairs to render and plinth fillet on south and east elevations (All works to former lodge), PERM,07/07/1998

98/59333/003 - Demolition of existing buildings, retention of Lodge, refurbishment of barn for use as restaurant/cafe and construction of garden centre building with

associated parking, landscaping, new access from Bartons Road, and new footpath along eastern boundary (revised details received up to 25/06/1999),
PERM,07/10/1999

98/59333/004 - Listed Building application for refurbishment of barn for use as restaurant/cafe(revised details received up to 25/6/99), PERM,07/10/1999

97/59333/001 - Listed building consent for re-cladding and elevational alterations to the barn (associated with PP26382/6 granted Feb 1992 for redevelopment of site as a garden centre and improvements and alterations to the barn), PERM,31/03/1998

96/59333/000 - Variation of Condition 1 of PP26382/6 (retail & craft units associated with garden centre & restoration/conversion of building) to extend the time period within which development must commence, WD,05/12/1997

03/59333/012 - Sales and display area for garden buildings, including hard surfacing., PERM,20/05/2004

05/59333/013 - Variation of Planning Permission 00/59333/011 to allow for an extension of the period of time during which the erection of a poly tunnel canopy to the south elevation of the main building may commence., PERM,01/08/2005

APP/11/01461 - Demolition of conservatory sales area structures in plant area and erection of garden centre sales building., REF,28/11/2011

APP/12/00114 - Erection of open-sided canopy and metal store to allow operation of hand vehicle wash facility. (Retrospective application.), PERM,29/10/2012

APP/21/01406 - Change of use of part of Dobbies Garden Centre to Veterinary Practice with associated external alterations. – PERM 08/04/2022

3. Proposal

Erection of a single open-sided canopy on external retail sales area

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy)March 2011)

CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

Policy AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: N/A
Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Environment Agency

No comment received

Portsmouth Water

No comment received

Ecologist

No comment received

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Publicity Type	Publicity Details One Site notice displayed	Start Date 5/6/26	End Date 26/6/26	Reasons Is advertised in the public interest.
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Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 33

Number of representations received: 1

This appears to have already been constructed and has been in operation for retail sales for quite a while. Does this simply reflect delays in HBC Planning Services process or should it, more accurately, be a retrospective planning application for continued lawful use?

Case Officer comment: Proposal is for an additional canopy

Material planning considerations are addressed in Section 7.

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact on the character of the area
- (iii) Impact on neighbour amenity
- (iv) Biodiversity Net Gain
- (v) CIL

- (i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact on the character of the area

7.3 This proposal seeks to erect an external canopy to create further retail sales space. The canopy would be located to the south of the main centre building, joined to the existing southern canopy. The proposed canopy would have dimensions of approximately 10 metres depth, coming level in width and total height with the existing canopy, noting the changes in land levels whereby the rear posts would have a height of approximately 3.7 metres. The canopy would remain open to the sides with a steel frame and white textile roof which would have an arched design in continuance with the existing canopy.

7.4 It is noted that the canopies in total would encompass a reasonable footprint, an area of outside space would be retained surrounding the main garden centre building. The design would be in keeping with the existing canopy as well as the materials and this form of development is considered to be in keeping with the garden centre use, allowing for improved functionality of the site. The canopy would not be highly visible from the public realm, screened by trees to the rear and by the main building to the front whereby the site is set far off the main road. To conclude, no harm has been identified in relation to impact on the character of the area.

7.5 Overall, the design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(i) Impact on neighbour amenity

7.6 The site is screened to the rear with the existing tree line and this is where the closest residential properties are sited. A large separation distance would still be retained to the rear boundary. To the west of the site is the railway line. No harm to neighbour amenity has been identified.

7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Biodiversity Net Gain

7.8 This proposal would not result in any loss of habitat as it would be located on the existing hard standing. For this reason, this is not liable for BNG.

(v) CIL

7.9 The proposal would comprise an open-sided external canopy and would not create additional gross internal floorspace for CIL purposes. The development is therefore not considered to be CIL liable.

8 **Conclusions**

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality and is therefore considered to be appropriate and recommended for approval.

9. **RECOMMENDATION:**

That the Interim Head of Planning be authorised to Approve with Conditions for application APP/26/00193

Conditions:

1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

A-PL-007 Existing and proposed elevations
A-PL-005 Proposed floor plan
A-PL-006 Proposed roof plan
A-PL-004 Proposed site plan
A-PL-001 Site location plan

Planning Statement

Reason: - To ensure provision of a satisfactory development.

3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

Offering a pre-application advice service, and

Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

Your application was acceptable as submitted and no further assistance was required.