

## DELEGATED OFFICER REPORT

|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSAL</b>                  | <b>External alterations to the flexible use industrial building (permitted under application 22167/6) including partial reroofing, recladding, repainting, changes to fenestration. Removal of existing loading bay extension, provision of new loading bay doors, erection of new fence and gates within interior of site, rationalisation of parking layout and replacement of existing open sided entrance canopy.</b> |
| <b>LOCATION:</b>                 | 36 New Lane, Havant, PO9 2JL                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>REFERENCE NO:</b>             | APP/26/00225                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>APPLICANT:</b>                | Mr Guy Leslie                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>APPLICATION TYPE:</b>         | Full planning permission                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>CONSULTATION EXPIRY DATE:</b> | 26/08/2026                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>APPLICATION EXPIRY DATE:</b>  | 27/05/2026                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>WARD:</b>                     | Leigh Park Central and West Leigh                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>SUMMARY RECOMMENDATION:</b>   | <b>Approve with conditions</b>                                                                                                                                                                                                                                                                                                                                                                                            |

### 1. Site Description

- 36 New Lane, Havant, is located to the south side of Stanbridge Road from where vehicular access is taken with two road access points and on the east side of New Lane within the existing New Lane Industrial Estate. Within the site there is currently a very substantial single industrial building with light grey cladding and two mono pitched roofs with a joining roof between. The main entrance to the building is on the west elevation facing New Lane with a loading bay on the northern elevation facing Stanbridge Drive.
- The existing site includes HGV delivery and manoeuvring area to the north of the building and car parking to the west and part north of the site. There is some landscaping to the New Lane frontage partly beyond the site boundary. The site is currently occupied by QVIS a commercial and industrial lighting firm.
- To the north of the site beyond Stanbridge Drive is Spring Business Park which is a relatively recent development of 12 Industrial units for B1, B2 and B8 use classes. To the south of the site is Hayward Business Centre which includes units of varying sizes.
- To the east is a freestanding unit which is a warehouse with ground and first floor offices. The nearest residential properties are located to the west beyond New Lane and within Littlegreen Avenue.
- It is noted that this site received planning permission recently under planning reference APP/22/01039 whereby this building was to be demolished and replaced with 6 units. This planning permission has not been implemented.

## **2. Planning History**

90/54058/002 - 1. Concrete Plinth for water chillers on south side adj. to existing chillers. 2. Mezzanine floor over part of store area to accommodate Post Room.  
PPNR,18/09/1990

01/54058/012 - Provision of a cranked top to existing fence to support barbed wire (height 2.24m)., PERM,12/06/2001

00/54058/010 - Two storey side extension to north elevation, PERM,19/10/2000

00/54058/011 - Erection of temporary single storey lean-to addition to existing chiller compound on Stanbridge Road frontage., PERM,14/12/2000

00/54058/009 - Construct secure loading bay, PERM,12/06/2000

00/54058/008 - Relocating position of boundary fence fronting New Lane.,  
PERM,01/06/2000

99/54058/007 - To install a portakabin to provide temporary offices for 6 months terminating 30th September 2000, TPP,18/02/2000

97/54058/005 - Erection of 2.4m high security fence to part of north, east and south boundaries of site, and new 2.4m high sliding gate to north boundary.,  
PERM,17/04/1997

97/54058/006 - Relocation of fence to part of northern boundary., PERM,24/02/1998

94/54058/004 - Erection of 2.4m high palisade security fence and gates to northern and western boundaries and provision of 2 new vehicular accesses,  
PERM,25/05/1994

03/54058/013 - Erection of shed to south of main building., PERM,26/06/2003

04/54058/014 - Installation of third air conditioning plant and screening.,  
PERM,21/10/2004

APP/17/00108 - Application for removal of Condition 7 of Planning Permission

APP/16/00659 to enable the warehouse approved under that permission to be occupied independently of the existing development., PERM,22/03/2017  
Officer Comment: Adjacent site.

APP/16/00659 - Proposed warehouse with ground and first floor offices (Approved 23.09.16). Request to Discharge Condition No.s 4 & 9 (27.01.17)., PERM,23/09/2016  
Officer Comment: Adjacent site

APP/21/00818 - Prior Notification for change of use from class B1(a) office use to C3 residential use subject to prior approval covering flooding, highways and transport issues and contamination., WD,20/09/2021  
Officer Comment: Adjacent site

APP/22/01039 - Construction of 6no. industrial units, within Use Classes B2, B8 and E(g), following demolition of existing buildings, to incorporate, access, parking, landscaping, and associated works. PERM 11/09/2023

### **3. Proposal**

External alterations to the flexible use industrial building (permitted under permission 22167/6) including partial reroofing, recladding, repainting, changes to fenestration. Removal of existing loading bay extension, provision of new loading bay doors, erection of new fence and gates within interior of site, rationalisation of parking layout and replacement of existing open sided entrance canopy.

### **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.

#### **National Planning Policy Framework 2026**

DM3 - Determining development proposals  
DM6 - Use of planning conditions and obligations  
S3 - Presumption in favour of sustainable development  
S4 - Principle of development within settlements  
E2 - Meeting the need for business land and premises

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

#### **Havant Borough Local Plan (Core Strategy) March 2011**

CS11(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)  
CS14 (Efficient Use of Resources)  
CS15 (Flood and Coastal Erosion)  
CS16 (High Quality Design)  
CS17 (Concentration and Distribution of Development within the Urban Areas)  
CS2 (Employment)  
CS20 (Transport and Access Strategy)  
DM10 (Pollution)  
DM12 (Mitigating the Impacts of Travel)  
DM14 (Car and Cycle Parking on Development (excluding residential))  
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

#### **Havant Borough Local Plan (Allocations) July 2014**

AL1 (Presumption in Favour of Sustainable Development)  
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.  
Conservation Area: Not applicable.

### **5. Statutory and Non Statutory Consultations**

Ecology

I am content that this proposal would not result in ecological impacts and am content that the proposal is exempt from Biodiversity Net Gain. No further information is required.

### Economic Development

No comment received

### Environmental Health

Environmental Health (pollution) has no objection to the above proposals, however the potential for increased noise impacts to receptors should be considered.

The proposals include the installation of an extra two loading bays, which introduces potential for increased noise associated with loading/unloading activities. The nearest noise-sensitive premises appear to be approximately 60m west of the development site.

As such, the following noise condition requiring operations associated with the site to avoid adverse impact in accordance with BS4142:2014+A1:2019 at the nearest noise-sensitive premises is recommended.

A condition restricting construction hours is also recommended.

The rating level of noise emitted from plant, machinery, loading/unloading operations and activities associated with the use of the premises shall not exceed the representative background sound level (LA90,T) at the nearest noise-sensitive premises when assessed in accordance with BS4142:2014+A1:2019.

**Reason:** to protect residential amenity

### **Construction and refurbishment working hours**

External refurbishment works to the development, including any site traffic and deliveries, shall only be carried out between 8:00 am and 6:00 pm Mondays to Fridays and 8:00 am and 1:00 pm on Saturdays and at no time on Sundays and Public Holidays

**Reason:** To ensure that the amenities of the area are not detrimentally affected by the construction of the site outside reasonable working times

Further to my previous comments, please replace the following condition:

*"The rating level of noise emitted from plant, machinery, loading/unloading operations and activities associated with the use of the premises shall not exceed the representative background sound level (LA90,T) at the nearest noise-sensitive premises when assessed in accordance with BS4142:2014+A1:2019.*

*Reason: to protect residential amenity."*

With:

**Noise**

The rating level of noise emitted from plant, machinery, loading/unloading operations and activities associated with the use of the premises shall not exceed the representative background sound level (LA90,T) at the nearest noise-sensitive premises when assessed in accordance with BS4142:2014+A1:2019.

Upon written request by the Local Planning Authority, an acoustic assessment shall be undertaken by a suitably qualified acoustician to demonstrate compliance with the noise limits specified in this condition. The assessment shall be submitted to and approved in writing by the Local Planning Authority. Any mitigation measures identified as necessary to achieve compliance shall be implemented within an agreed timescale and retained thereafter.

**Reason:** to protect residential amenity.

**Highway Authority**

. In response to previous comments dated 24 August 2026 the applicant has submitted HGV tracking (drawing NJC-001 Rev A) which the Highway Authority have reviewed and have the following comments to make.

The drawing outlines that whilst the movements are extremely tight, it does outline how HGV access could be achieved and manoeuvring within the site could occur to ensure these vehicles access and egress in forward gear. It also demonstrates that these manoeuvres can be achieved with other HGVs in their allocated loading area.

In order to ensure that the land required to remain clear to facilitate this manoeuvring and prevent reversing on the public highway, an appropriate planning condition should be placed on this application to secure this.

Recommendation: Having regard to the above, the Highway Authority provide no objection to this planning application subject to a suitably worded condition being placed to ensure that the manoeuvrable area as demonstrated on drawing NJC-001 Rev A remains clear at all times.

I trust that the above is clear but please do not hesitate to contact Sophie Osborne on the above contact details should you require any further clarification

**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 | Start Date | End Date   | Reasons                      |
|----------------|-------------------|------------|------------|------------------------------|
| Site notice    |                   | 05.08.2026 | 27.08.2026 | In the wider public interest |

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 41

Number of representations: 0

Material planning considerations are addressed in Section 7.

## **7 Planning Considerations**

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking
- (v) Ecology
- (vi) Human Rights Act
- (vii) Equalities and Diversities
- (viii) Flood risk

### **(i) Principle of development**

7.1 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. In this case the proposal is related to the warehouse located within the industrial park at New Lane.

### **(ii) Appropriateness of design and impact on the character of the area**

7.2 This proposal comprises internal and external alterations to No. 36 New Lane which is an industrial building located within the wider industrial estate. Proposed changes include the recladding of the building, reroofing and changes to fenestration. To the north of the building the hardstanding area would be opened up, and the existing loading bay would be removed. Three additional loading/HGV entrance doors would be added to this elevation. An external staircase would also be removed from this elevation and cladding would be added – ac units would also be removed from this elevation.

7.3 To the east elevation the metal frame would be removed, and the roof slope would be extended above the existing flat roof area. This elevation would also feature cladding and windows would be infilled.

7.4 To the south elevation an area of glazing would be infilled, and the space would be clad, an area of plant would be removed and three doors would be infilled.

7.5 To the west elevation there would be a replacement porch canopy which provides the main entrance to the building. This would be sited where the current double doors are situated which would be removed to make way for the porch. The exterior metal frame would also be removed from this elevation, and an enlarged area of glazing would be added following the removal of two small windows. Vertical cladding would be added in the area of the previous porch, and this would reach the top of the mono-pitched roof which has been extended. An area of ground floor level glazing would also be removed.

7.6 The works to the internal space would comprise of the removal of many of the internal partitioning walls, creating a large, open plan warehouse space. The office, toilets and kitchen areas would be clustered in the western corner of the building adjacent with the entrance fronting New Lane.

7.7 At first floor level the majority of the mezzanine level would be removed and a small area would be retained which would allow for an office area as well as a kitchen and wc. The floor area would be reduced from 1830 m<sup>2</sup> to 370 m<sup>2</sup> approximately.

7.8 The yard area would be resurfaced with either block paving or tarmac and the subdividing fence would be removed. Replacement gates would be erected to the elevation fronting Stanbridge Road to replace the existing gates with 2.2 metre high palisade fencing adjacent. The existing fencing would be repainted in Anthracite Grey to match the replacement gates/ fencing.

7.8 The proposed changes to the warehouse building as detailed above are considered to be acceptable within the context of the industrial park and existing building. No harm has been identified to the character of the area as a result of these changes.

(iii) Impact upon residential amenity

7.9 The closest residential properties are located along New Lane to the west of the site , approximately 70 metres from the unit. It is understood that there would be potential for some level of increased activity at the site from the additional vehicular loading bays provided under this proposal, increasing from 2 to 4 in total. Havant's Environmental Health Officer has been consulted in this regard and has requested the following condition be applied :

***'Noise***

*The rating level of noise emitted from plant, machinery, loading/unloading operations and activities associated with the use of the premises shall not exceed the representative background sound level (LA90,T) at the nearest noise-sensitive premises when assessed in accordance with BS4142:2014+A1:2019.*

*Upon written request by the Local Planning Authority, an acoustic assessment shall be undertaken by a suitably qualified acoustician to demonstrate compliance with the noise limits specified in this condition. The assessment shall be submitted to and approved in writing by the Local Planning Authority. Any mitigation measures identified as necessary to achieve compliance shall be implemented within an agreed timescale and retained thereafter.*

***Reason: to protect residential amenity '***

7.10 This has been discussed with the applicant who has concerns over such a condition, noting that no change of use has taken place. This has been assessed by the case officer where it is considered that the potential does exist for some level of increased noise from vehicular activity, however the site is located within an established industrial park, with the loading bays sited on the further side of the building which faces away from the residential properties. With this in mind it is considered that the impact on amenity would be acceptable and therefore the suggested condition is not considered to be necessary or reasonable. An hour of working condition has been applied to this permission.

Parking and highways

7.11 The parking spaces on site would be reduced in number by 3, totalling 71 parking spaces on site. The proposal would, however, also result in a reduction in floor area. It is understood that the site is within B2, B8 and Class E use. The Havant Parking SPD stipulates that warehouse use (B8) should provide 1 space per 90m<sup>2</sup>. For Class B2 1 space should be provided per 45 m<sup>2</sup>. For use Class E, 1 space per 30 metres is required. Given that the floor area would be reducing by approximately 1450 m<sup>2</sup>, this would account for the loss of parking spaces required and therefore this is considered to be acceptable.

7.12 The proposal has been reviewed by Hampshire Highways who have requested tracking/ swept path analysis details from the applicant to ensure safe access/ egress from the site given the proposed changes. These have been submitted by the applicant and reviewed by the Highways Officer who has requested that the manoeuvrable area as demonstrated on drawing NJC-001 Rev A remains clear at all times. A condition in this regard has been applied to this consent.

#### Ecology

7.13 This proposal is accompanied by a Biodiversity Net Gain statement. Havant's Ecologist has reviewed this and has confirmed that this site is exempt from Biodiversity Net Gain requirements.

#### (vi) Human Rights Act

7.14 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests, the Development Plan and Central Government Guidance.

#### (vii) Equalities and Diversities

7.17 This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and it has been concluded that the application does not cause discrimination on the grounds of gender, race and disability.

#### (viii) Flood risk

7.18 The majority of the site is located within Flood Zone 1 and a small section of the site to the western side is located within Flood Zone 3. It is noted that the proposal would not be resulting in any non residential floor area and no increased risk from flooding is considered to result from this proposal.

## **8     Conclusions**

8.1 The proposal is considered acceptable and is recommended for approval subject to appropriate conditions

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## **9.     RECOMMENDATION:**

That the Head of Planning and Growth be authorised to Approve with conditions for application APP/26/00225

#### **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:

NJC-001 REV A Amended swept path analysis uploaded on 24/09/2026  
HGV Swept path analysis drawing uploaded on the 24.09.2026  
25003 111 P7 Proposed site plan  
25003 102 P2 Block plan  
BNG Statement uploaded on the 01.04.2026  
25003 511 P3 Boundary fence details  
Flood risk assessment uploaded on the 01.04.2026  
25003 512 P3 Gate details  
25003 513 P3 Gate details  
25001 101 P3 Location plan  
Materials specification dated 19.05.2025  
Planning, Design and Access Statement dated 01.04.2026  
25003 501 P6 Proposed elevations  
25003 502 P3 Proposed entrance canopy  
25003 402 P5 Proposed first floor  
25003 401 P7 Proposed ground floor  
25003 403 P2 Proposed roof plan

**Reason:** To ensure provision of a satisfactory development.

3 The manoeuvrable area as demonstrated on drawing NJC-001 Rev A shall remain clear at all times.

**Reason:** In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

4 The external materials used shall be as indicated on the submitted forms and hereby approved plans.

**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.

5 External refurbishment works to the development, including any site traffic and deliveries, shall only be carried out between 8:00 am and 6:00 pm Mondays to Fridays and 8:00 am and 1:00 pm on Saturdays and at no time on Sundays and Public Holidays

**Reason:** To ensure that the amenities of the area are not detrimentally affected by the construction of the site outside reasonable working times

#### **Informatives:**

In accordance with Policy DM3 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.