



### **3 Proposal**

- 3.1 The proposal currently under consideration is for the erection of an extension to the south-western corner of the existing main building. The extension would be two storeys in height although at ground floor level it would be used for open parking such that the first floor would be on piers. The roof form incorporates a double pitched roof with valley between and a smaller third pitched roof over the linked building. The proposal is for rendered walls and tiles to the roof.
- 3.2 The extension would project forward of the existing building by approximately 5m towards New Road. The extension would provide an additional 38sqm of office floorspace. It would not be linked to the existing office internally.

### **4 Policy Considerations**

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

- CS16 (High Quality Design)  
CS17 (Concentration and Distribution of Development within the Urban Areas)  
CS2 (Employment)  
DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)  
DM18 (Protecting New Development from Pollution)

Havant Borough Council Borough Design Guide SPD 2011

Havant Borough Council Parking SPD 2016

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

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

#### **Development Engineer - Highways**

The plan shows 10 standard parking spaces which are acceptable in terms of manoeuvring. This meets the HBC parking standards.

#### **Environment Agency**

No comments received.

#### **Network Rail**

The developer/applicant must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The developer should comply with comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land - detailed comments provided in relation to:

- Future maintenance
- Drainage
- Plant & Materials
- Scaffolding
- Piling
- Fencing
- Lighting
- Landscaping

**Environmental Health**

No comments received

**Southern Electric**

No comments received

**6 Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 8

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

**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 upon the character and appearance of the area and the existing building
- (iii) Impact on employment and business
- (iv) Impact upon residential amenity
- (v) Car Parking/highway matters
- (vi) Environmental issues

(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. Relevant policies of the Havant Borough Local Plan seek to both support economic development and to protect the character and appearance of the Borough – this being reflective of the broad principles of the NPPF which seeks to secure sustainable development in environmental, social and economic terms.

(ii) Impact upon the character and appearance of the area and the existing building

- 7.3 The site is located in a prominent location to the south of New Road in Bedhampton and to the east of the Bedhampton Level Crossing in West Street. There are clear views of the site therefore from the south-west, west, north and north-east with the bend to New Road making the site particularly prominent to pedestrians and from vehicles approaching from the south-west. The site is also viewed from the railway line which runs to the south of the site.
- 7.4 The site is triangular in shape and has a limited depth. In recent years as can be seen from the planning history it has been developed for commercial office use (residential uses being considered inappropriate in particular because of concerns over impacts from the adjacent railway). The commercial use of the site has been supported by the Council and this has included the conversion of existing buildings and the erection of a purpose built office building. As a result of these developments the site is now fully occupied by the office buildings and their associated car parking. The buildings have been maximised in terms of floorspace as can be seen from their design which takes the form of a 'stepped' footprint alongside the railway line to maximise the site coverage.
- 7.5 The area fronting New Road is mainly residential in character in the vicinity of the site. The most prominent building on the application site is the two storey office building which is set approximately 5.8m back from the pavement fronting New Road. This building is of domestic scale and is in proportion to the residential frontage to New Road. It is symmetrical in design with a central gable and slightly set back wings, all with pitched roofs. Tile hanging and good quality bricks help to provide an attractive appearance to the building and break up its apparent mass and bulk. To the east of this building, yet still within the application site, is a less prominent two storey building set approximately 10.6m back from the pavement to New Road. This building is relatively recessive in the street scene when compared to the larger and set forward main building.
- 7.6 The Havant Borough Local Plan (Core Strategy) policy CS16 together with the Havant Borough Council Borough Design Guide Supplementary Planning Document 2011 set out the Councils design criteria in relation to new development.
- 7.7 Policy CS16 states that, *Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:*
- 1. Responds to, draws inspiration from and respects local context and** (amongst other matters):
- Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;*
- Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;*
- These criteria are considered particularly important to the consideration of the current application.
- 7.8 The current proposal is to extend the main building further to the south and west by the addition of a further two storey addition. As this is located at the narrowest part of the site the proposed extension would cover the full depth of the site and project in front of the existing main building towards New Road. The double gable roof would be positioned approximately 0.6m from the pavement to New Road with the front wall approximately 1.2m back. The building would be set at an angle to the existing building when viewed from the road. The extension would contrast in style to the existing development on the

site as it is open to the ground floor (to provide car parking) and would be fully rendered at first floor level.

- 7.9 It is considered that the proposed extension would form the dominant element on the site being most prominently positioned adjacent to the site frontage. The symmetry and 'domestic scale' of the existing main building would be dominated by the forward projecting extension. The extension would also contrast in design and have a 'top heavy' non-domestic appearance accentuated by the use of a render finish for the walls. As such it is considered that it would read as a discordant design compared to the attractive balanced elevations of the current building. The development is also considered to result in an over-development of the site maximising the built form and detracting from the setting of the existing buildings.
- 7.10 Overall the development would fail to respond to its context and by reason of its siting, design and materials represent an inappropriate form of development harmful to the character and appearance of the area.

(iii) Impact on employment and business

- 7.11 The proposed extension would provide a modest additional office floorspace and therefore an opportunity for possible additional employment at the site. No details in relation to existing or proposed employment have been submitted with the application, however, employment uses are supported by the Havant Borough Local Plan (Core Strategy) 2011. In particular policy CS2 states that *Planning permission will be granted for development proposals that (amongst other matters) Provide jobs, generate wealth or produce an economic output on existing employment sites that are not fit for current purpose.* It is however noted that in relation to offices that the plan favours *town centre locations for the provision of B1a offices and other town centre uses.* This site is not located within a town centre.
- 7.12 No case has been put forward to state that this development is critical to the business viability of the site and indeed given the lack of an internal link between existing and proposed offices it would appear likely that the proposals would be for a stand alone office use.
- 7.13 Whilst business use and any associated employment is a key priority of the Council this has to be balanced against the environmental impacts of the proposals (another key priority) highlighted in paragraphs 7.3 - 7.10 above. In this case officers consider that the relatively modest additional employment and business opportunity provided by the development should not override the clear concerns in relation to the character and visual amenities of the area that would result from the proposed development.

(iv) Impact upon residential amenity

- 7.14 The proposed extension is set well off the closest residential property and it is not considered that the proposals would result in any significant overlooking or overbearing impacts. The development would increase commercial activity at the site, however, given the busy context of New Road, West Street, the Bedhampton Level Crossing and Railway station, this would be a modest change in activity and is considered acceptable. Car parking is considered separately below.

(v) Car Parking/highway matters

- 7.15 The proposals together with the existing use would require the provision of 10 car parking spaces to meet the Councils Car Parking Standards. This has been achieved on site by the open ground floor parking below the proposed extension. Parking is still tight on the site and this emphasises the complete site coverage and over-development concerns

highlighted above. The Development Engineer raises no objection to the development however in terms of parking as the car parking standard has been met.

(vi) Environmental issues

- 7.16 The site is located adjacent to the railway line and busy roads. The non-residential nature of the development means that overnight noise impacts and sleep disturbance are not concerns. A noise impact assessment has been provided and should planning permission have been recommended a suitable condition in relation to noise could be imposed.
- 7.17 Given the proximity of the site to potential contaminants a planning condition in relation to contamination would have been appropriate should planning permission have been recommended.

## **8 Conclusion**

- 8.1 In conclusion, the proposal is considered to have an unacceptable impact on the character and appearance of the area, detract from the appearance of the existing main building and result in an overdevelopment of the site. Whilst it is recognised that the development would provide additional business floorspace and employment opportunities, given the relatively small scale of development these opportunities are limited and are not considered to outweigh the environmental harm identified. A refusal of planning permission is therefore recommended.

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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/16/00928 for the following reason:

- 1 The proposed Office Extension would by reason of its prominent siting, design, size, materials, height, mass and bulk have a harmful impact of the character and appearance of the area, detract from the appearance of the existing main building and represent an overdevelopment of this shallow and constricted site. The proposal would therefore conflict with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Council Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework.

### **Appendices:**

- Appendix A Location Plan
- Appendix B Existing Site Plan
- Appendix C Existing Elevations
- Appendix D Existing Floor Plans
- Appendix E Proposed Site Plan
- Appendix F Proposed Elevations
- Appendix G Proposed Floor Plans
- Appendix H Car Parking Plan