

P/12/1056/FP

IDEAL WINDOW SOLUTIONS

FAREHAM SOUTH

AGENT: HOLMAN READING
PARTNERSHIP LLP

ERECTION OF SINGLE STOREY FRONT EXTENSION

UNITY BUILDINGS FORT FAREHAM INDUSTRIAL SITE FAREHAM HAMPSHIRE PO14
1AH

Report By

Emma Marks Ext.2677

Site Description

This application relates to a detached B1 (business) premises on the Fort Fareham Industrial Estate.

These premises are a two storey building with parking areas to the front and side and is located within Fort Fareham Industrial estate which is to the west of Newgate Lane.

The site lies within a Category A employment area.

Description of Proposal

Planning permission is sought for a single storey front extension which measures 6 metres in depth, 14.7 metres in width with a maximum height of 4.2 metres.

The proposal originally included a single storey side extension, however this has been removed from the application.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

CS15 - Sustainable Development and Climate Change

Fareham Borough Local Plan Review

E1 - Existing Employment Areas in the Urban Area

Relevant Planning History

The following planning history is relevant:

P/11/0861/CU

**TEMPORARY CHANGE OF USE FROM BI (OFFICES) TO D1
(COMMUNITY ACTIVITIES)**

APPROVE 29/11/2011

Representations

One letter of representation has been received objecting on the following grounds:-

i) Parking implications

Consultations

Director of Planning & Environment(Highways):- No objection

Director of Regulatory and Democratic Services(Environmental Health):- No objection

Planning Considerations - Key Issues

The unit is located within Fort Fareham Industrial Estate and is currently vacant. The unit will be used for a B1 (offices) use with an ancillary showroom area. Planning permission is sought for a single storey front extension.

Concern has been raised that the extension would have a detrimental impact on the parking within the industrial estate as the extension would result in a net loss of three car parking spaces.

Officers have consulted the Transport Development Management Officer who advises that the remaining 21 car parking spaces for the total floor area of the unit after it is extended meets the requirement normally sought.

The proposed extension has been designed with a flat roof with two roof lanterns. The industrial estate consist of a range of different building types, design with mixture of building materials ranging from brickwork, metal cladding and render. Officers consider that the extension would not have an impact on the visual appearance of the area.

Officers are of the view that the application is acceptable and complies with the Adopted Fareham Borough Core Strategy and the Fareham Borough Local Plan Review.

Reasons For Granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out above. The proposal is not considered to result in unacceptable impacts upon the street scene or character of the area, or on the local highway network, other material considerations being judged not to have sufficient weight or direction to justify a refusal of the application, and, where applicable, conditions having been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Recommendation

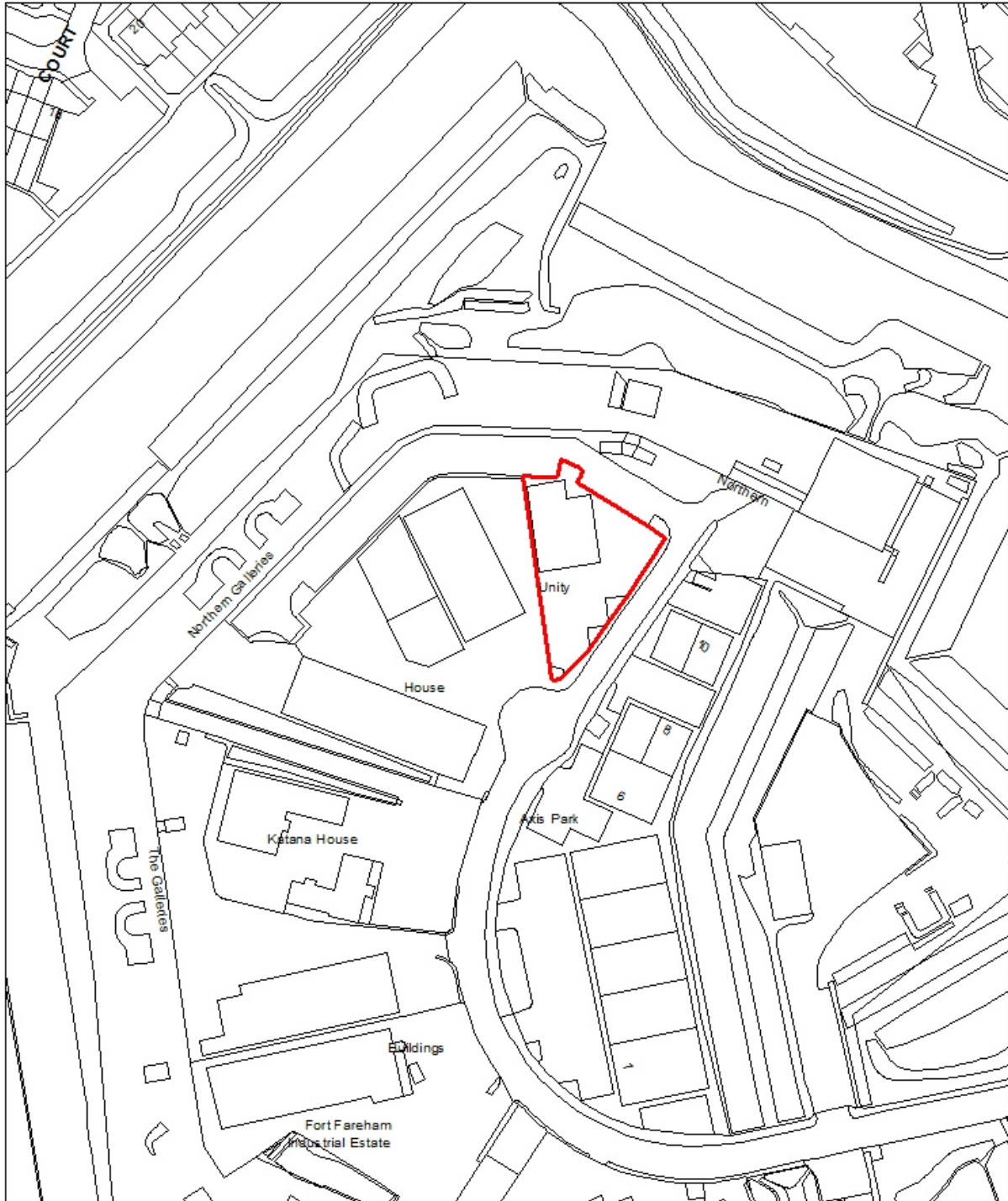
PERMISSION

Background Papers

P/11/0861/CU

FAREHAM

BOROUGH COUNCIL



Unity Buildings
Fort Fareham Industrial Site
Scale 1:1250

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