

**P/14/1048/FP**

HIGHLAND FISHERIES

**FAREHAM NORTH-WEST**

AGENT: ROBERT TUTTON  
TOWN PLANNING CO

SIDE EXTENSION

HIGHLAND FISHERIES 1C FAREHAM PARK ROAD FAREHAM HAMPSHIRE PO15 6LA

***Report By***

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***Site Description***

This application relates to Highland Fisheries fish and chip shop, a hot food takeaway. It is at the north-western end of a small row of commercial premises located close to the junction of Fareham Park Road and Highlands Road. The property immediately adjacent to the north west is in residential use.

The premises are single storey with a hard surfaced forecourt area to the front of the unit. The building is set back from the footpath by approximately 5 metres.

The interior of the unit provides a service area where customers wait for their food orders, a counter and serving area and in the rear half of the unit a food prep and store area. To the north-western side of the building is a hardsurfaced area where bins are kept. A metal flue is attached to the flank of the building as part of the extraction system already in place.

***Description of Proposal***

Planning permission is sought for an extension to the north-western side of the building spanning its whole depth (12.45 metres) and 2.8 metres in width. The shop window would be extended across the widened frontage. A gap of 800 - 1800mm would be retained between the side of the extension and the boundary wall/fence. The existing metal flue would be reused and repositioned slightly, with the extension effectively built around it.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS5 - Transport Strategy and Infrastructure

CS17 - High Quality Design

**Development Sites and Policies**

DSP3 - Environmental Impact

DSP4 - Impact on Living Conditions

***Relevant Planning History***

The following planning history is relevant:

***Representations***

One neighbour living at the house next door (1 Fareham Park Road) has written in to object to the application with the following concerns:

- Customers cars may block the entrance to their property
- The extension is not required and would have adverse effects and lead to noise pollution
- The extension may affect light levels in her property
- The odour from the chip shop will be closer to their property

Two of the tenants in the adjacent businesses (the florists and the computer shop) have written in with no objection to the proposal but to ask whether changes could be made to the parking restrictions outside these units and elsewhere nearby to make it easier for customers to park.

### ***Consultations***

Director of Planning & Development (Highways) - Comments awaited. An update will be provided at the Planning Committee meeting.

Director of Community (Environmental Health) - Confirms that records on Highland Fisheries, which go back to 1993, show no complaints about cooking smells coming from the premises. It is understood that the extract flue is to remain in roughly the same location as it is currently. The proposals outlined in the planning application will not lead to a significant increase in cooking odours and therefore no concerns or objections are raised to this application.

### ***Planning Considerations - Key Issues***

#### **i) Environmental effect**

The premises lie within a row of commercial units however the wider neighbourhood is predominantly residential in nature and dwellings border the site to the north-west (1 Fareham Park Road) and north-east (92 Highlands Road). The main environmental effects from hot food takeaways are cooking odour and noise.

In this case the proposed extension is modest and whilst it might result in an increase in custom at the fish and chip shop this is unlikely to be significant enough to cause problems with regards noise or odour. It is understood that the existing extraction system at the premises would be reused with the metal flue repositioned very slightly from its current position. The Council's Environmental Health officer has confirmed that no complaints have been received about cooking smells coming from these premises since their records began in 1993. There is therefore no reason to believe that the chip shop once extended would be any more likely to create a cooking odour nuisance for those neighbours living nearby. Similarly there is no increased likelihood of noise nuisance from the premises and it is noted that the opening hours of the chip shop would stay the same with it closing at 9.30pm every day.

#### **ii) Effect on the amenities of those living nearby**

Concerns have been raised by the neighbour living adjacent to the chip shop about the effect on light to the property (1 Fareham Park Road). The distance from the extension to the flank elevation of that house is approximately 7.5 metres. The extension is proposed to be single storey in scale at a height of 3.7 metres (rising to 4.3 metres at the front where a parapet wall would be) and set off the boundary by 0.8 - 1.8 metres. Furthermore there are several reasonable size trees between the two buildings within the garden of the neighbour's property already. Officers are of the view that light to the neighbour's property is unlikely to be materially affected by the development. There would be no loss of privacy since any windows would be at ground floor level only and behind the level of the boundary

fence/wall.

### iii) Traffic implications

The proposed extension would modestly increase the size of the premises however it is not considered that this would be likely to lead to a significant rise in the number of customers travelling to the site by car. The comments received from people running businesses from adjacent units highlight that there is an existing problem with on-street parking during the daytime in the area. The chip shop's busiest time however is in the evening when the other businesses are normally closed, as are some of the other nearby shops and services in Highland Road, and when there is less pressure on the parking space outside of the premises. Some of the chip shop's customers may also walk to collect their food orders or use alternative means of transport.

Taking into account the comments from local people, it is not considered that the proposed extension would create an unacceptable increase in traffic movements to and from the site or that it would lead to further parking problems in the area.

### iv) Summary

The proposed extension would not be harmful to the appearance or character of the area. It is unlikely to lead to noise or odour nuisance affecting neighbours and it would not harm the living conditions of those people living nearby through loss of light to their homes. There would be no significant rise in vehicles to and from the site and no exacerbation of parking problems that are understood to exist during the day.

The proposal is considered to meet the relevant policies of the adopted local plan and those emerging policies which should also be taken into account.

### ***Recommendation***

Subject to the receipt of the comments of the Director of Planning and Development (Highways)

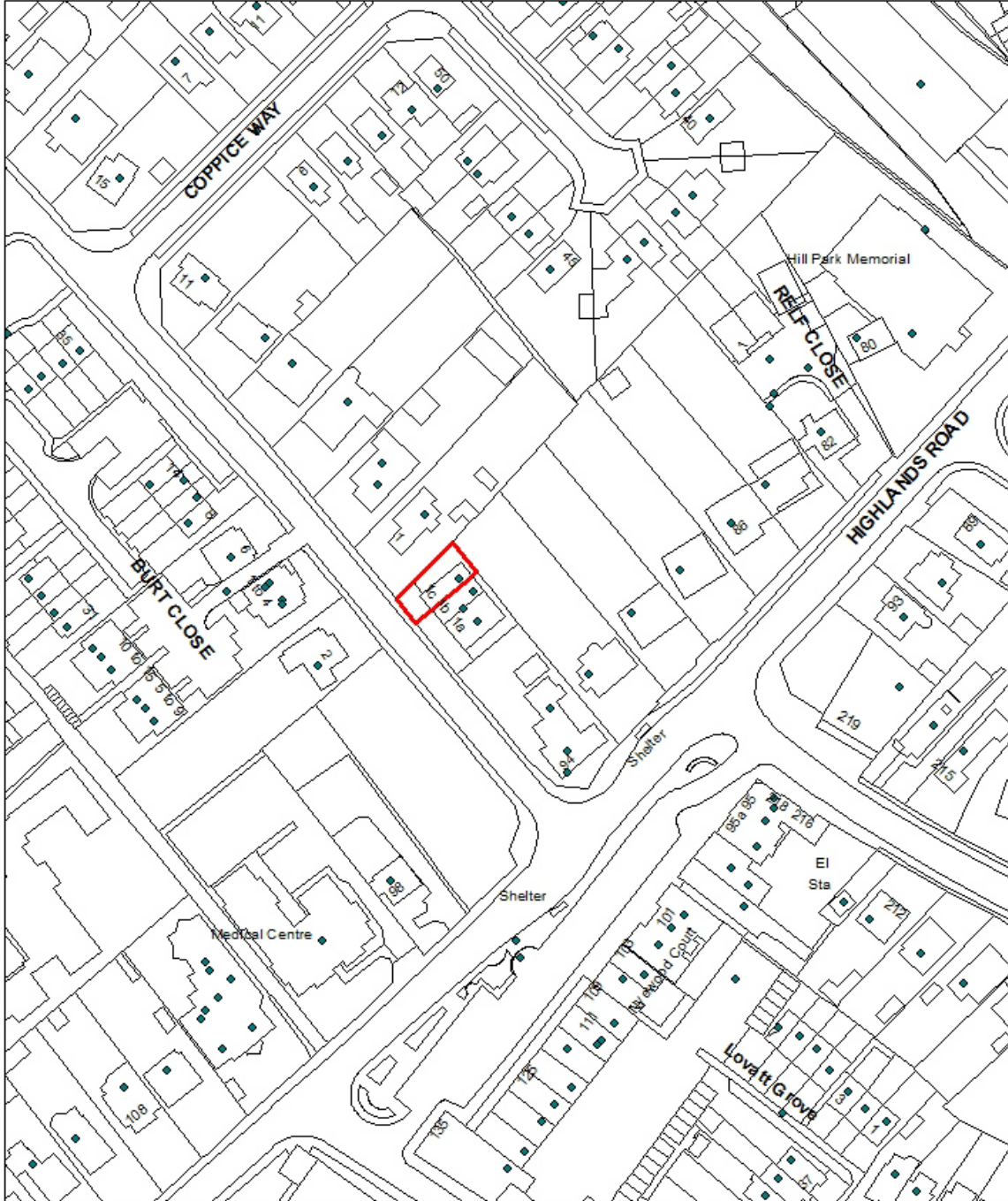
PERMISSION subject to conditions: materials to match existing; existing extraction system reused and installed before extension is brought into use.

### ***Background Papers***

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# FAREHAM

## BOROUGH COUNCIL



HIGHLAND FISHERIES  
SCALE: 1:1,250

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