

COMMITTEE REPORT

ITEM NUMBER: 6

APPLICATION NO: 23/02283/FUL

LOCATION: 16 – 18 London Road Blackwater GU17 9AA

PROPOSAL: Erection of a two-storey rear extension comprising storage/staff resting space to ground floor shop and additional office and kitchenette to first floor.

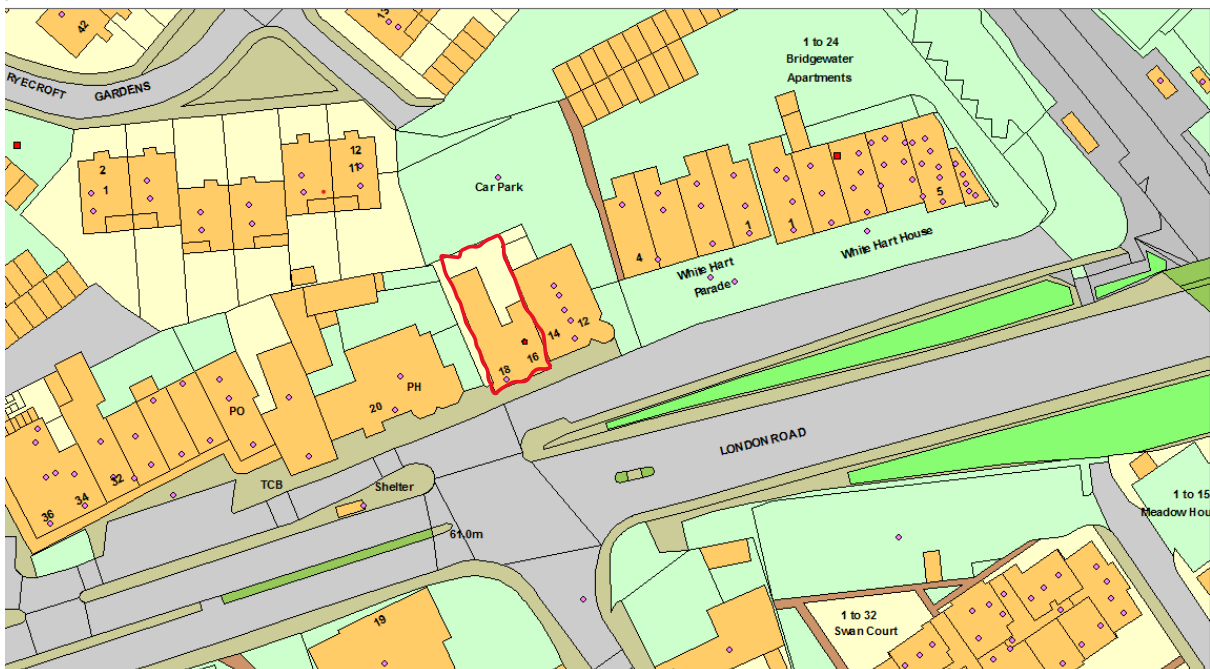
APPLICANT Mr & Mrs F Saunders

CONSULTATIONS EXPIRY: 06 December 2023

APPLICATION EXPIRY: 19 April 2024

WARD: Blackwater And Hawley

RECOMMENDATION: **Grant**



BACKGROUND

This application is reported to the Planning Committee as the Agent acting on behalf of the Applicant is an HDC Councillor.

DESCRIPTION OF THE SITE

The site comprises two adjoining properties located inside the settlement boundary for Blackwater. Access is off London Road (A30) on its south. Vehicular access to the rear of the properties is from the east side of the neighbouring property to the east at No 12.

The surrounding area comprises a small parade of shops together with Aldi and Lidl in close proximity along London Road towards the west of the site.

No 16 London Road is a mid terraced property. The existing ground floor use for No 16 is in Use Class E(c) (ii) Professional services (other than health or medical services) used as a hair and beauty parlour.

No 18 is end of terrace and in a Sui Generis use as a hot food takeaway. There exists a part single part two storey extension at the rear of No 18 with a flue fixed into the ground floor roof and rising up to the ridge level of the pitched roof.

There are unallocated parking bays to the rear.

SITE/SURROUNDING DESIGNATIONS

- The site falls within the settlement boundary of Blackwater.
- The site falls within Flood Zone 1 and in a causal area for flooding.

PROPOSAL

The application seeks planning permission for the development of a two-storey rear extension at No 16 to be used for purposes ancillary to the existing use as a beauty salon at No 16. The extension would be 4.8m wide by 8m deep with a flat roof over.

The existing window in the north-east flank wall of No 18 would be built over to facilitate the proposed extension.

RELEVANT PLANNING HISTORY

22/00022/FUL - Change of Use to take away food use and erection of a single storey rear extension forming staff rest area/ storage, installation of kitchen extraction ducting to the rear and alterations to ground floor shopfront – Approved.

PLANNING POLICY AND GUIDANCE

The Development Plan for the site and relevant policies are as follows:

Hart Local Plan (Strategy and Sites) 2032 (HLP32):

SD1 - Sustainable Development

SS1 - Spatial Strategy and Distribution of Growth

NBE4 - Biodiversity

NBE5 - Managing Flood Risk

NBE9 - Design

NBE11 – Pollution

INF3 - Transport

Saved Policies from the Hart Local Plan (Replacement) 1996-2006 (HLP06):

GEN1 General Policy for Development

National Planning Policy Framework (NPPF 2023)

Section 2 (Achieving sustainable development)

Section 4 (Decision-making)

Section 9 (Promoting sustainable transport)

Section 12 (Achieving well-designed and beautiful places)

Other material documents

Planning Practice Guidance (PPG)

Cycle and Car Parking in New Development Supplementary Planning Document (SPD) December 2023

CONSULTEE RESPONSES

Highways:

No objection. The proposed extension to this building is unlikely to significantly increase the traffic going to and from this site. The junction of the service road with A30 is controlled by traffic signals so should not result in a significant increase in risk to highway users.

Environmental Health:

No objection.

Drainage:

The proposed development is located outside of the flood risk area and will be located on existing hardstanding. Following a review of the submitted information there is no objections to raise in relation to drainage and flood risk.

Joint Waste Client Team:

No comments regarding this application because it relates to a commercial premises with no impact on the domestic waste collection service.

Blackwater and Hawley Town Council:

No comments received.

NEIGHBOUR COMMENTS

No comments received.

PLANNING ASSESSMENT**Principle of Development**

Policy SS1 of HLP32 supports development inside settlement boundaries. The site is located inside the settlement boundary for Blackwater.

The site is curtilage space of an existing building. There exists hardstanding in the rear curtilage of the site over which the proposed extension would be located.

Therefore, the proposal would be acceptable in principle.

Key considerations:

The key considerations in this case are impact on the character of the surrounding area, amenities of neighbours, highway safety and parking and flooding.

Design and Character of the Surrounding Area

HLP32 Policy NBE9 seeks to ensure that development achieves a high-quality design and that it would positively contribute to the overall character of the area.

Saved Policy GEN1 supports development where, amongst other requirements, the design, scale, massing, height and prominence of the proposal is in character with the local area and is sympathetic to the surroundings.

The NPPF 2021 (para. 130) also reinforces the need to promote good design in developments and states that decisions should ensure that developments will:

- function well and add to the overall quality of the area not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and
- are sympathetic to local character ... including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

The development approved under ref: 22/00022/FUL has not been implemented at No 16.

The proposal would occupy the full extent of the rear space of No 16. This would align with the existing extension at No 18 at the ground floor level. The proposed flat roof over the proposed first floor would be acceptable due to the fact that there exists similar development in the near vicinity of the site.

The resulting narrow space around the existing flue at No 18 would not be desirable. However, it is not considered that this in itself warrants a refusal of this application. The proposal is therefore considered to accord with Policy NBE9 of HLP32 and Policy GEN 1 of HLP06 in terms of impact on the character of the surrounding area.

Neighbouring Amenity

Policy NBE11 of the HLP32 supports development which does not give rise to, or would not be subject to, unacceptable levels of pollution. Saved policy GEN1 of the HLP06 supports development that, amongst other requirements, causes no material loss of amenity to adjacent properties.

Paragraph 130 of the NPPF 2021 advises that planning decisions should ensure that developments achieve a high standard of amenity for existing and future users and also do not undermine quality of life for communities.

The Applicant occupies both No 16 and No 18. The proposal would enhance the facilities for the existing use of No 16 as a hair and beauty saloon providing an office and a kitchenette at the ground floor level and a storage and staff room at the first floor level. The proposal would not give rise to any pollution or affect any amenities of neighbours. It is therefore considered to accord with Policy NBE11 of HLP32, Policy GEN 1 of HLP06 together with the guidance in the NPPF.

Highway Safety and Parking

Policy INF3 of the HLP32 sets out that development should promote the use of sustainable transport modes. HLP32 Policy NBE9 states that development should provide sufficient well-designed facilities or areas for parking (including bicycle storage) taking account of the need for good access for all.

Saved Policy GEN1 (vii) of the HLP06 permits development which has adequate arrangements on site for access, servicing or the parking of vehicles.

The proposed extension would retain the existing use of the site. HCC Highways have been consulted and in their response they advise that the proposal is unlikely to significantly increase the traffic to and from this site. There would be no risk to highway users as a result of this proposal.

Given that the proposed extension would serve the existing use there would be no additional requirement for parking provision.

Flood Risk

Policy NBE5 of the HLP32 aims to ensure that development does not increase the risk of flooding elsewhere from any source.

Flood mapping indicates that the application site falls within Flood Zone 1 which has the lowest risk of fluvial flooding. The proposed extension would be built on an area of an existing hardstanding. The Council's Drainage Officer does not raise any concerns in relation to drainage and flooding.

Other matters

The application from states the site address as 16 London Road. However, the location plan and block plan indicate the site to include No 16 and 18 London Road. The Agent has confirmed in an email dated 20 March 2024 that the site address is as stated in this report.

Equality

In terms of Equality, The Equality Act 2010 legally protects people from discrimination in society. It replaced previous anti-discrimination laws (Sex Discrimination Act 1975; Race Relations Act 1976 and Disability Discrimination Act 1995) with one single Act. The public sector Equality Duty came into force on 05.04.2011 In Section 149 of the Equality Act. It means that public bodies have to consider all individuals when carrying out their day-to-day work in shaping policy and delivering services.

Due regard has been given to the aims of the general Equality Duty when considering this application and reaching this recommendation, in particular with the aims of eliminating unlawful discrimination and advancing equality of opportunity and fostering good relations between those who share a protected characteristic and those who do not share it.

Conclusion

The proposal would accord with relevant plan policies as discussed above. The application is therefore recommended for approval subject to conditions.

Recommendation

Grant planning permission subject to conditions.

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

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

- Existing and proposed plans and elevations,
- location plan,
- block plan,
- supporting statement and
- application form

All received on 08 March 2024

Reason: To ensure that the development is carried out in accordance with the approved details.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as described in the Application Form, unless otherwise agreed in writing by Hart District Council.

Reason: To ensure a satisfactory visual relationship of the new development with the existing building and surroundings; and in accordance with Policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 Saved Policies and Policy NBE9 of the Hart Local Plan (Strategy & Sites) 2032.

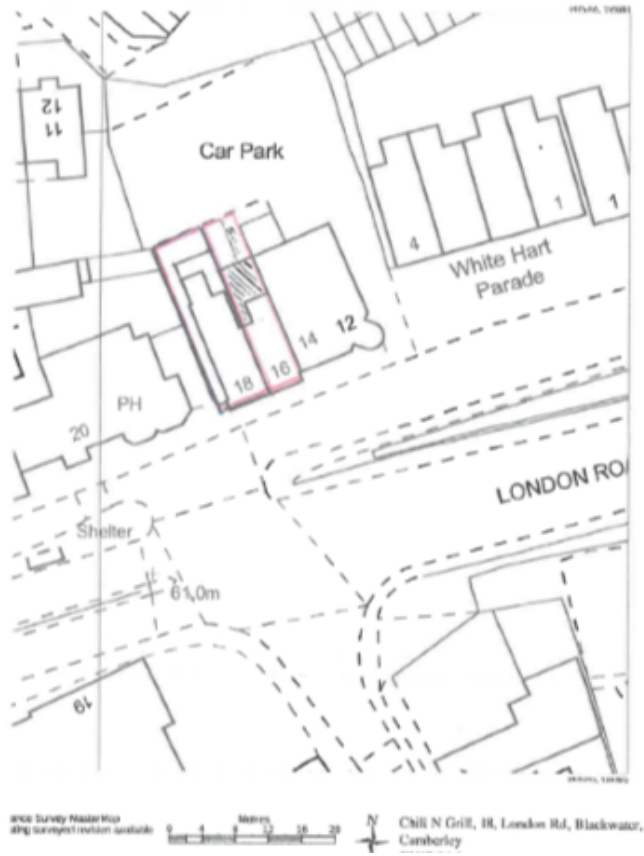
Informative:

1. The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance:

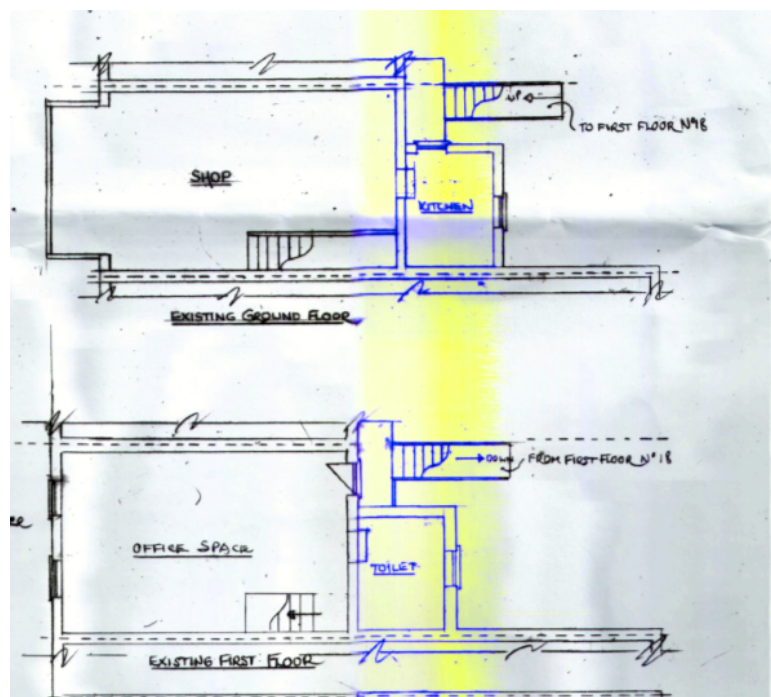
The applicant was advised of the necessary information needed to process the application and once received, the application was acceptable and no further engagement with the applicant was required.

Plans:

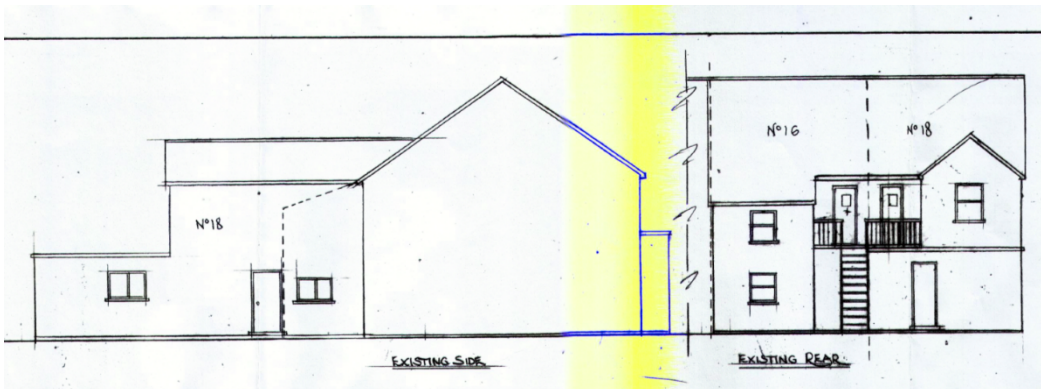
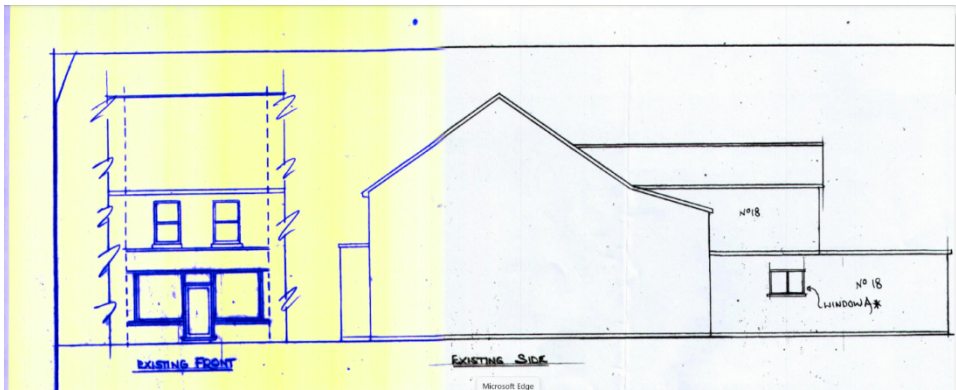
Location/Block Plan



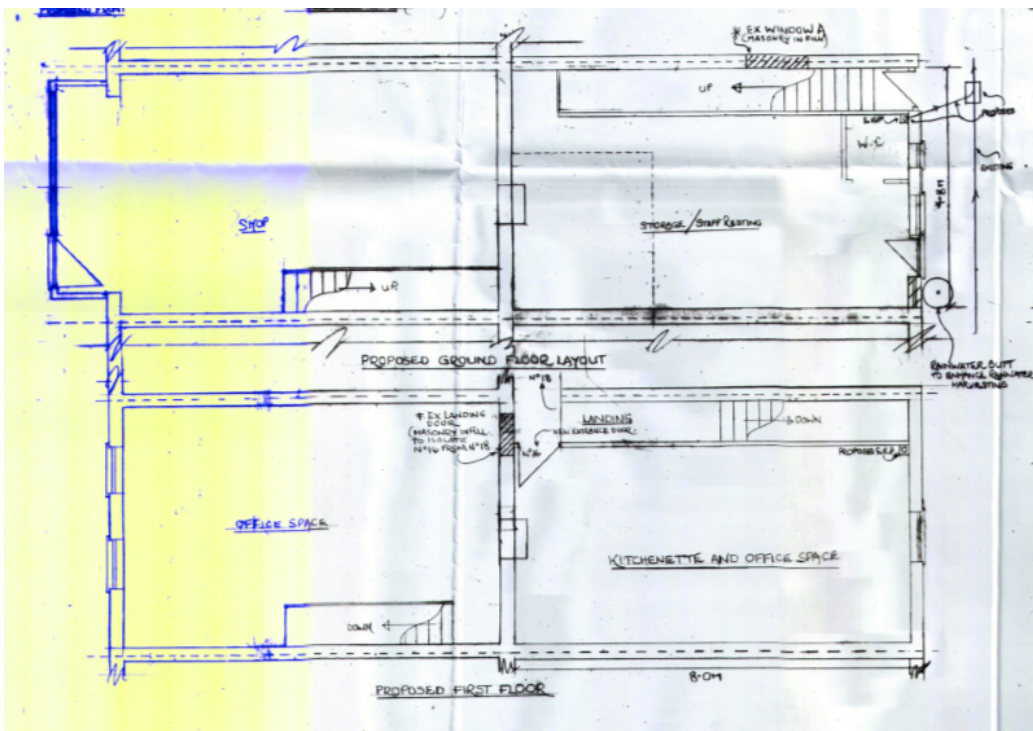
Existing Floor Plan



Existing Elevations



Proposed Floor Plans



Proposed Elevations

