

Planning Application Reference: P/26/0908/FP

26 BRUNEL WAY, FAREHAM, PO15 5SD

Two-storey building formed from stacked shipping containers associated with the existing use.

OFFICER REPORT

Site description

This application relates to a site located within the urban area within Segensworth East Employment Area which is an allocated employment site. The site backs onto the railway line to the north and has commercial units either side, fronting Brunel Way.

The existing building sits towards the south of the site, with a yard area to the rear and staff parking to the side and site frontage. Access to the rear yard is to the east side of the building.

The site is currently used for storage and distribution (Use Class B8) of food products.

Description of Proposal

Planning permission is sought for a two storey building formed from stacked shipping containers. The building, including a chiller unit will be used to store foods currently being stored in the main building and rear yard area in order to improve general health and safety for employees.

The building will be sited in the north western rear corner of the rear yard. The rear yard is currently used for storage ancillary to the use.

Windows and openings will be cut into the sides of the containers and the building will be painted green to match the existing building.

Policies

Fareham Local Plan 2037

D1 – High Quality Design and Place Making
D2 – Ensuring Good Environmental Conditions
TIN2 – Highway Safety and Road Network
E5 – Existing Employment Areas

Other Documents

Non-Residential Car Parking Standards 2015

Site History

P/21/1145/FP – Erection of side/rear extension to warehouse – Approved

Consultations

Environmental Health (Noise) – no objection

Summary

The principal of further floor space, in the form of an extension was accepted previously. Staff car parking was proposed to the front of the building. This has been carried out and therefore the previous application is extant. The applicant is aware they need to contact HCC regarding undertaking dropped kerb works on the highway.

The rear yard is screened by dense mature planting, and the design of the proposal will not have an adverse visual impact.

It is not considered the proposal would have any adverse impact on the local road network. The existing access to the site is considered to be acceptable. The amount of staff car parking exceeds that required in the Council's Non-Residential Car Parking Standards.

The proposal is considered acceptable and accords with the above policies of the Fareham Local Plan 2037

GRANT PLANNING PERMISSION

Conditions:

- 1) Time period for implementation;
- 2) List of approved drawings