

Site Address:	335-339 Milton Road, Cowplain, Waterlooville, PO8 8LH		
Proposal:	Existing entrance to be blocked up with a proposed window. New entrance on front facade of the building in 337-339 and a new ATM position / Front Door position in 335 Milton Road.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00619	Expiry Date:	15/10/2024
Applicant:	Mr Patel		
Agent:	Mr Knight	Case Officer:	Robert Riley
	Knight Consulting		
Ward:	Hart Plain		
Recommendation: GRANT PERMISSION			

1.1 The application site comprises of a Premier shop, located in a shopping precinct in Cowplain's Milton Road Local Centre. The application site features flats on the first floor. Parking is provided for the retail units to the front, accessed from Milton Road. The surrounding area is residential.

APP/24/00620 - Display of 2 No. externally illuminated fascia signs. Currently under consideration.

- 3.1 Existing entrance to be blocked up with a proposed window. New entrance on front facade of the building in 337-339 and a new ATM position / Front Door position in 335 Milton Road.
- 3.2 During the application process, alterations were made to the proposals regarding reinstating a front door entrance into 335 Milton Road and regarding the ATM position.
- 3.3 As originally submitted the proposals also included provision for the installation of a row of bollards within the public highway to the front of the shop; however following adverse comments from the Highways Authority the proposed bollards have been removed during the application process.

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS20 (Transport and Access Strategy)
CS4 ()

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL3 (Town, District and Local Centres)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

No comments received

Crime Prevention -Minor Apps

No comments received

Hampshire Highways

The applicant has submitted drawings in support of the above planning application and the Highway Authority have the following comments to make.

The applicant proposes permanent bollards to be located within the public highway along the frontage of the application site. The proposed bollards are considered unacceptable due to the increased highway safety risk to pedestrians and the obstruction caused to vulnerable road users on the public highway. The applicant is therefore required provide updated plans with the proposed bollards removed from the site frontage on the public highway.

Following this objection from Hampshire Highways, the officer alerted the agent to the objection by Hampshire Highways. In light of this, the agent removed the proposed bollards from the proposal, and Hampshire Highways, was reconsulted whereby they further commented:

In the earlier response dated the 12th September 2024 the Highway Authority advised that the proposed bollards along the frontage of the property to Milton Road should be removed from the proposed scheme. The amended drawings now make no reference to the proposed bollards and Highway Authority would therefore recommend- No objection (no conditions).

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: 28

Number of site notices: 2

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
- (iii) Impact upon residential amenity
- (iv) Highway matters

(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. It further lies within the Milton Road Local Centre, whereby Policy AL3 of the HBLP (Allocations) 2014 is supportive of development which contributes to the vitality and viability of such centres. In principle the upgrading of an existing shopfront would be consistent with these aims.

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

7.3 No unacceptable impacts have been identified on the character of the application site and visual amenities from the proposed existing entrance to be blocked up with a proposed window, new entrance on front facade of the building in 337-339 and a new ATM position / Front Door position in 335 Milton Road.

7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy 2011). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

7.5 No unacceptable neighbour impacts have been identified as arising from the minor changes to the front elevation of the premises.

7.6 Consequently, it is considered that the proposal would not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy 2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

7.7 Biodiversity net gain (BNG) is a legal requirement for planning permission introduced for small sites such as this on 2nd April 2024. In this case the applicants have claimed an exemption from the BNG requirements due to the development proposals falling below the applicable thresholds of 25sqm of on-site habitat or 5m of on-site linear habitats.

7.8 Having given due consideration to the nature of the proposals, it is clear that no

habitat will be lost as a result of the works. On this basis it is agreed that the development is exempt from BNG requirements.

(v) Highway matters

- 7.9 The application originally proposed bollards to the front of the retail unit. In light of this Hampshire Highways commented "*The applicant proposes permanent bollards to be located within the public highway along the frontage of the application site. The proposed bollards are considered unacceptable due to the increased highway safety risk to pedestrians and the obstruction caused to vulnerable road users on the public highway. The applicant is therefore required provide updated plans with the proposed bollards removed from the site frontage on the public highway*".
- 7.10 The proposed bollards were subsequently removed during the application process, and in light of this, Hampshire Highways was reconsulted, whereby they left the following comments:
"In the earlier response dated the 12th September 2024 the Highway Authority advised that the proposed bollards along the frontage of the property to Milton Road should be removed from the proposed scheme. The amended drawings now make no reference to the proposed bollards and Highway Authority would therefore recommend- No objection (no conditions)."
- 7.11 In light of the amended consultee comment from Hampshire Highways, officers consider this proposal to accord with Policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy 2011), and consider it acceptable in this regard.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00619 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Number: KC 01 A EX B: EXISTING FLOOR PLAN: Uploaded 20/8/2024
Drawing Number: KC 04 A EX: UPDATED LOCATION PLAN: Uploaded 19/8/2024
Drawing Number: KC 02 A PP G: AMENDED PROPOSED FLOOR PLAN: Uploaded 10/12/2024

Drawing Number: KC 03 A EX&PP E: AMENDED EXISTING AND
PROPOSED ELEVATIONS: Uploaded 20/12/2024

Reason: - To ensure provision of a satisfactory development.