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|-------------------|----------------------------------------------------------|---------------|-------------------|
| Site Address:     | Blocks B, C and D, Wellington Way, Waterloooville        |               |                   |
| Proposal:         | Installation and reconfiguration of first floor windows. |               |                   |
| Application Type: | Full Planning Permission                                 |               |                   |
| Application No:   | APP/23/00805                                             | Expiry Date:  | 26/12/2023        |
| Applicant:        | Mr Harding<br>Quest Map                                  |               |                   |
| Agent:            | Mr R Goodall<br>Advoco Planning Limited                  | Case Officer: | Leanne Richardson |
| Ward:             | Waterloo                                                 |               |                   |

Recommendation: **GRANT PERMISSION**

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## **1. Site Description**

- 1.1 The site relates to Blocks B, C and D Wellington Way which form part of the Wellington Way Shopping Centre and is located within Waterloooville Town Centre.
- 1.2 The two storey buildings comprise commercial units at ground floor with the upper floors to some of the units comprising ancillary storage. All of the commercial units are accessed from the pedestrianised area within the shopping precinct.

## **2 Relevant Planning History**

- 2.1 The following planning history is of relevance:

### **Block B**

APP/23/00105 Prior Approval for development consisting of works for the construction of 15no, 1 and 2 bed dwellings. Pending consideration.

### **Block C**

APP/23/00106 Prior Approval for development consisting of works for the construction of 11no, 1 and 2 bed dwellings. Pending consideration.

### **Block D**

APP/23/00107 Prior Approval for development consisting of works for the construction of 14no, 1 and 2 bed dwellings. Pending consideration.

## **3 Proposal**

- 3.1 The proposal relates to the installation and reconfiguration of first floor windows to the side elevations of Block B, C and D. All of the windows are shown hatched on the submitted plans.

#### **4 Policy Considerations**

National Planning Policy Framework  
Havant Borough Council Design Guide SPD December 2011  
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS4 (Town, District and Local Centres)  
CS6 (Regeneration of the Borough)  
CS16(High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

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

Listed Building: N/A  
Conservation Area: N/A

#### **5 Statutory and Non Statutory Consultations**

Councillor Gwen Robinson - No comments received.

Councillor Peter Wade - No comments received.

Councillor Mike Sceal - No comments received.

#### **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: 82

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 on the character and appearance of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

- 7.2 The application site is located within the town centre, therefore development is considered acceptable in principle subject to development management criteria.

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

- 7.3 The proposal relates to the installation of and replacement windows at first floor level to the side elevations of Block B, C and D. All of the windows would face towards other commercial units within the shopping precinct and would be constructed in white uPVC. All of the windows would be visible from within the pedestrian shopping area and would be similar in appearance to existing openings within the existing Blocks and the wider shopping area. The proposed works would enhance and improve the visual character of the existing buildings and therefore the impact on the character of the area would be acceptable.

- 7.8 Overall, the design and appearance of the proposal is deemed appropriate in context to the main buildings and the character of the area and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.9 The site is located within the Wellington Way Shopping Centre within Waterlooville Town Centre and is bounded by existing commercial units. In considering the town centre location and the extent of works proposed, it is not considered that the proposal would have any adverse impacts on residential amenity therefore meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

## 8 Conclusion

- 8.1 The proposed development is acceptable in principle. The scale, siting and design of the proposal would have a limited and acceptable impact on the character of the area and is therefore considered to be appropriate and recommended for approval.

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## 9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00805 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:

Location Plan 1548-P-500  
Block B First Floor Layout 1548-CA-202 Rev C

Block B Proposed Elevations 1548-CA-203 Rev C  
Block C First Floor Layout 1548-CA-302 Rev A  
Block C Proposed Elevations 1548-CA-303 Rev A  
Block D First Floor Layout 1548-CA-402 Rev A  
Block D Proposed Elevations 1548-CA-403 Rev A

**Reason:** To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms, hereby approved plans and submitted details, or shall match, in type, colour and texture, those of the existing building so far as practicable.

**Reason:** In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.