
Site Address:	286-288 London Road, Waterlooville, PO7 7DS		
Proposal:	Installation of 9No windows including 2No on south elevation, 4No on west elevation and 3No on east elevation.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00403	Expiry Date:	27/06/2023
Applicant:	Mr Schneck Mountley Ltd		
Agent:	Mr Allen Allen Planning Ltd	Case Officer:	Ikrame Essalih
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

286-288 London Road, Waterlooville, PO7 7DS

- 1.1 The application site is a three-storey building constructed in red brick. The building is currently in the process of being converted from commercial use to residential use under reference APP/22/01165. The existing condition presents a primary shopping frontage accessible via a pedestrian area, being part of Waterlooville Town Centre, and previously occupied by a Peacocks shop, with the retail element currently vacant. The side elevations are red bricks facades with no windows and the rear of the site is facing Dukes Walk Service Road. The building is overhanging at the first and second floor levels at the rear elevation facing a service road.
- 1.2 The surrounding area is a mix of two, three and four storey buildings of different design, style and age with a mix of use comprising retail, office, leisure and residential.

2 Planning History

00/58078/004 - 6 sector antennas and 1 dish on steel supports, associated feeder cabling and safety hand railing, INV,
00/58078/003 - Application to determine whether prior approval is required for the erection of three dual polar antennas on the roof, WD,04/04/2000
99/58078/001 - New shopfront, PERM,12/10/1999
99/58078/002 - Internally illuminated double sided projecting sign and internally illuminated fascia sign to front (west) elevation, PERM,12/10/1999
09/62748/013 - Variation of Condition No. 2 of Planning Permission 04/62748/010 to allow market vehicles to leave the pedestrian precincts no earlier than 1600 hours and the site should be cleared by 1730 hours., PERM,15/01/2010
APP/22/00741 - The creation of new windows, 2 dormers and external alterations to front elevation., PERM,17/11/2022
APP/22/01165 - Prior Approval for development consisting of a change of use of a building and any land within its curtilage from Class E (commercial, business and service) to Class C3 (dwellinghouses) to form 17 apartments at first and second floor levels., PANN,14/04/2023

APP/23/00424 - Proposed Rooftop upgrade to the existing telecommunications installation. Existing 6No. Antennas to be removed. Proposed installation of 6.0m High Swann CS5S Tower with 2.0m Headframe c/w 6No. Antennas and associated ancillary works. Existing 1No. GPS Module to be relocated to new Swann Tower. , DEL,

3 Proposal

The proposal consists of installing a total of 9 windows on different elevations of the existing building, including 2 on the South elevation, 4 on the west elevation and 3 on the east elevation.

4 Policy Considerations

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

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS4 (Town, District and Local Centres)

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, Havant Borough Council

This work requires Building Regulation consent

The amount of glazing should comply with Approved Document B regarding unprotected areas on boundaries as unable to tell how far notional boundary is or compartment make up internally

Officer Comment: If permission is granted, Building Control comments would be an informative on the decision notice.

Councillor Gwen Robinson

No Comments received.

Councillor Mike Seal

No Comments received.

Councillor Peter Wade

No Comments received.

Crime Prevention -Minor Apps

No Comments received.

Southern Gas Networks - stage 1

Comments not relevant to the application.

Scottish & Southern Electricity Networks

Comments not relevant to the application.

Portsmouth Water

Comments not relevant to the application as there is no underground construction or digging.

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: 25

Number of site notices: 1

Statutory advertisement: 28/06/2023

Number of representations received: 0

Comment	Officer Comment

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

(i) Principle of development

7.2 The application site is located within the defined urban area; therefore, development is considered acceptable in principle subject to development management criteria.

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

- 7.3 The proposal comprises the installation of 9 new windows to different elevations of the building. Two windows are proposed on the south rear elevation, four on the west side elevation and three on the east side elevation. The windows would be added to a group of windows located on the four elevations which were approved under application reference APP/22/00741 and as part of a residential conversion of the building under application reference APP/22/01165. The previous application APP/22/01165 proposed a change of use from commercial (Class E) to residential (Class C3) resulting in the creation of 17 apartments at first and second floor levels and received 'deemed consent'.
- 7.4 The proposed windows on the rear elevation would be facing a service road, Dukes Walk, and the rears of commercial buildings. The windows on the side elevations would be facing the rears of neighbouring properties. The proposed openings would be of the same style and design as the approved windows in the submitted plans. Also, the same design can be noticed on some neighbouring properties. Therefore, the works are considered to be in keeping with the context of the main building.
- 7.5 The proposed windows on the side elevations would be set back and not highly visible from the main pedestrian shopping area. All windows would be visible from the rear area, however as there is only a service road and parking areas located in the back of the property with surrounding buildings rears facing that area as well. Consequently, it is considered that the impact on the streetscene and the character of the area would be acceptable.
- 7.6 Overall, the design and appearance of the proposal is deemed appropriate in context to the main building and the character of the area and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). 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

- 7.7 The neighbouring properties have different heights and design mainly typical of a town centre. The property at 1 Dukes Walk and facing the south rear elevation, is a commercial building, the rear of which is facing the application site. It has been noticed that there is no possibility of overlooking or loss of privacy, therefore it is considered that no adverse impact would result from the proposal.
- 7.8 On the west side of the application site, multiple buildings rears are facing the side elevation. The main and immediate one is the building at No7 Stakes Hill Road with 6 windows, three of them serving stairs landing and three of them serving bedrooms located at three different floor levels. The previously approved windows facing the rear of this building would be obscure glazed with top openings only above 1.7 metre, and the proposed new windows on the west side elevation are located at such a distance not to impact the existing windows in building No7 thus eliminating any potential overlooking onto that neighbouring property. Properties at No3, No1 Stakes Hill Road and No 278 London Road have their rear facades facing the application site and no potential overlooking has been identified

- 7.9 On the east side, the adjacent property No 290 London Road is at ground floor level and the No 292-294 has two windows facing the proposal site. However, based on a planning history search, it appears that the windows are not serving a residential space consequently it is considered that the proposal would not result in a potential loss of privacy towards these windows.
- 7.10 The proposed windows would not adversely impact the existing buildings on the opposite side facing the front elevation and the town centre pedestrian area, as they are located at the rear of the property.
- 7.11 Considering all the above, the proposal does not appear overbearing or lead to loss of privacy or overlooking, loss of light or outlook, and would have limited and acceptable impact on the neighbouring properties, meeting the requirements of Policy CS16 of the HBLP (Core Strategy 2011).

8 Conclusion

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

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00403, 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:

JW1110-100	SITE & BLOCK PLAN
JW1110-115	EXISTING FLOOR PLANS
JW1110-116	EXISTING APPROVED FLOOR PLANS
JW1110-117	PROPOSED FLOOR PLANS
JW1110-118	EXISTING ELEVATIONS
JW1110-119	EXISTING APPROVED ELEVATIONS
JW1110-120	PROPOSED ELEVATIONS

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, 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.