ALLEN PLANNING Ltd
Town Planning and Development Consultants

Planning, Design & Access Statement

In support of a proposal for the creation of new windows and external alterations

Site at 286 – 288 London Road,
Waterlooville
Hants
PO7 7DS

April 2023

1.0 Introduction

1.1 This Planning & Design Statement has been prepared by Allen Planning Limited on behalf of our client to support a revised planning application for the creation of a number of new windows and other external alterations into this three-storey commercial building, currently vacant, and last used for purposes falling under Class E of the UCO.

1.2 The majority of the alterations and additional fenestration have already been approved by the LPA under reference APP/22/00741 and this application seeks permission for these already approved changes together with some additional windows.

1.3 In addition Prior Notification permission was granted under Part MA of the GPDO for the change of use of Class E space to form 21 apartments on the first and second floors only (not ground floor) under LPA reference 22/01165.

1.3 The purpose of this Statement is to describe the relevant site context and surrounding area together with the details of the proposed scheme development. It also outlines the planning policy context and provides an assessment of those policies that apply to the scheme development.

1.4 In overview this application is a simple one namely the “re approval” of the previous permitted alterations/windows to the building together with the creation of a number of additional windows.

1.5 The additional fenestration proposed is:

<u>First Floor</u>

- 2 windows on rear elevation
- 1 window South West elevation
- 1 window South east elevation

<u>Second Floor</u>

- 2 windows South West elevation
- 2 Windows South East elevation

1.6 Overall therefore in addition to the previously approved application for external alterations this application would seek permission for a further 8 windows.

1.7 The building is not listed and not within a Conservation Area.

2.0 Site Location

2.1 The application site is formed by a three storey commercial building (Nos 286-288) which fronts the pedestrianised London Road with vehicular access and servicing provided from the service road to the rear known as Dukes Walk.

2.2 The site is not listed and does not lie within a Conservation Area and whilst it was last used for purposes falling under Class E of the UCO the entirety of the building is currently vacant.

2.3 This site is located within Waterlooville Town Centre and sits within its primary shopping frontage.

2.4 At ground floor level the site previously housed “Peacocks” a retail use which has since closed down. To the rear of the site is the Dukes Walk Service Road where the building “overhangs” at first and second floor level.

2.5 To the south west of the application site there are buildings which back on to the site the full length of the side elevation of the. There are six windows which are located to the rear of no 7 Stakes Hill Road, 3 of which serve a landing and 3 which serve bedrooms of the apartments located within the building on three of the floors.

2.6 To the north east side elevation there are two windows on the side elevation of no 292-294 London Road however the planning history identifies that these windows are not in residential use.

2.7 The general location of the site is shown in Figure 1 below.

Figure 1 – Site location

3.0 Planning History

3.1 In terms of the key planning history on this site the majority of the alterations and fenestration sought in this application have already been approved under reference APP/22/00741.

3.2 In addition Prior Notification permission was granted under Part MA of the GPDO for the change of use of Class E space to form 21 apartments at the first and second floors only (not ground floor) of the site under LPA reference 22/01165.

4.0 Planning Policy

4.1 For the purposes of Section 38 of the Planning and Compulsory Purchase Act 2004, the Development Plan is made up of the 2021 revised National Planning Policy Framework, and the adopted Havant Local Plan which is made up of the Core Strategy (2011) and the Site Allocations Plan (2014)

National Planning Policy Framework, 2021

4.2 Turning first to national guidance **Paragraphs 8 -10** of the NPPF advise:

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) ***an economic objective*** *– to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

b) ***a social objective*** *– to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

c) ***an environmental objective*** *– to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

9. These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a ***presumption in favour of sustainable development*** *(paragraph 11).*

4.3 **Paragraph 11** identifies the fundamental thrust of the guidance which states that Plans and decisions should apply a presumption in favour of sustainable development which for decision taking means:

c) approving development proposals that accord with an up-to-date development plan without delay; or
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date8, granting permission unless:
i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed7;

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

Design

4.4 In terms of design paragraph 126 advises that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

4.5 Paragraph 130 adds that planning decisions should ensure that developments:

a) 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;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users49; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience

4.6 Paragraph 134 notes that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings

The Havant Development Plan

4.7 Given that this application seeks to introduce new windows into this existing

commercial building it is submitted that the only relevant development plan policies relate to matters of design and impact upon neighboring buildings' amenity.

4.8 Policy CS6 addresses matters of the regeneration of the borough advising:

"Planning permission will be granted for development which positively contributes by type of use and design and by its comprehensive approach to the social, economic and/or physical regeneration of the whole borough; particularly when it is focused in the following places as shown on the Proposals Map."

4.9 Policy CS16 seeks high quality design adding:

"Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and:

a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:

a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;
b) New streets are not dominated by vehicular traffic;
c) The layout of the development is legible, meaning it is easy to orientate oneself and move through.
3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.
4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.
5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.

6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.
7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building."

5.0 Planning Issues

5.1 The site is currently vacant but the premises were last used for purposes falling under Class E of the revised UCO. Given the form and type of this application the material considerations for this application are matters of impacts on design/townscape and the amenities of neighbouring properties.

Design and Townscape

5.2 Development requiring a high standard of design forms part of the backbone of the NPPF as do various policies within the development plan including Policy CS16 of the Core Strategy.

5.3 The majority of the alterations proposed in this application have already been approved and are included in this application again for the sake of ease.

5.4 It is proposed to add a further 8 windows to those already approved as set out in Section 1 above.

5.5 The site is not within a conservation area and the building lies within a commercial area of town centres uses.

5.6 Whilst 8 "additional" windows are proposed overall such in reality comprise minor alterations to the overall building and would in themselves constitute a positive change to the appearance of the existing building and indeed to the wider visual context of the site.

5.7 The further windows are proposed to the rear and two side elevations of the building and such would improve the appearance of the overall building and would create additional design interest..

5.8 On this basis it is submitted that these proposals comply with the design guidance within the NPPF and the development plan seeking new development to achieve high standards of design.

Impact upon neighbouring buildings

5.9 Securing a good standard of amenity for all existing and future occupants of land and buildings is one of the core principles of the NPPF and of course similar policy aspirations exist within the development plan.

5.10 In this regard Policy CS16 adds:

"*e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking."*

5.11 In terms of neighbouring buildings to the south west of the site there are buildings which back on to the site the full length of the side elevation.

5.12 There are six windows which are located to the rear of no 7 Stakes Hill Road, 3 of which serve a landing and 3 which serve bedrooms of the apartments located within the building on three of the floors.

5.13 On that basis some of the previous windows approved in this side elevation were shown to be of obscure glazing and such are shown to be so as part of this application also.

5.14 The “additional” windows proposed, as shown in Figure 2 below, are proposed to be located towards the rear of this elevation.

Figure 2 – Proposed side elevation

5.15 Given the juxtaposition between these “additional” windows and the existing windows serving neighbouring apartments it is submitted that such would not result in an unacceptable loss of privacy to these existing apartments and therefore would not be required to be obscure glazed.

5.16 The two additional windows in the rear elevation would have no impacts upon surrounding properties.

5.17 To the north east side elevation there are a couple of windows on the side elevation of nos. 292-294 London Road however the planning history identifies that these windows are not serving residential properties.

5.18 On that basis the additional windows proposed in terms of this elevation would have no impacts upon surrounding properties.

5.19 In light of the above we consider that these proposals take due account of the amenity of neighbouring land uses and are wholly compliant with the requirements of development plan Policy Cs16 in these regards.

6.0 Conclusion

6.1 These proposals seek to create a further 8 windows to those alterations already approved to the building it is submitted would not adversely impact the design of the host building or the wider visual amenities of the area.

6.2 Furthermore, the proposed development would avoid any adverse impacts upon the amenities of neighbouring land uses.

6.3 On the basis of all of the above, it is concluded that the development proposed is in accord with the development plan.