

Planning Application Response of Planning Policy

Application No:	APP/22/01072
Site Address:	81C London Road, Waterlooville, PO7 7EL
Development:	Demolition of existing building for the construction of 15No. flats with two Class E (Commercial, Business and Service) units on ground floor with bin and cycle store
Case Officer:	Lesley Wells
Comments by:	Jade Ellis
Date of Comments:	11 th January 2023

Policy Status:

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the [Hampshire Minerals and Waste Plan](#), provide the development plan for the borough.

The following policies are of relevance:

- AL1- Presumption in Favour of Sustainable Development
- AL2- Urban Area Boundaries and Undeveloped Gaps Between Settlements
- CS2 – Employment
- CS4- Local District Town Centre
- CS9 – Housing
- CS16 – High Quality Design
- CS17- Concentration and Distribution of Development within the Urban Areas
- CS19 – Effective Provision of Infrastructure
- CS21 – Developer Requirements
- DM2- Protection of Existing Community Facilities and Shops
- DM10 – Pollution
- DM13 – Car and Cycle Parking on Residential Development
- DM24- Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development

Principle of Development:

The site lies within the built-up area as defined by Policies CS17 and AL2 of the Adopted Local Plan and as such, there is a presumption in favour of sustainable development, subject to other material considerations.

In addition, the site lies within Waterlooville District Centre and the Secondary Frontage as defined by CS4 and AL3. As such, planning permission will be granted for proposals that provide main town centre uses and contribute towards their vitality and viability. In addition, high quality, mixed use development that retain active ground floor frontages are encouraged. This proposal would retain an active ground floor frontage with a main town centre use, and would therefore be supported in policy terms.

Affordable Housing:

Policy CS9 of the Core Strategy indicates that a 30% affordable housing requirement will apply unless a lesser requirement is transparently justified on viability grounds. The applicant has submitted a viability assessment in the submitted Planning Statement. In such cases, there is a need to validate the viability of developments, and an independent third party valuation should be sought, to be requested at the developers cost.

Design

The adopted local plan requires high quality design in all development under policy CS16 High Quality Design (Core Strategy).

Noise and Amenity Considerations

It is noted that none of the proposed new dwellings would benefit from any private amenity space, though it is noted that there are some Juliet balconies at second floor and above at the front of the site, and at first floor and above at the rear. The space between the front and rear buildings would be dominated by parking and bin storage.

In addition, the proposed dense nature of the proposal means that the development could be impacted by shadowing and a lack of sunlight. Therefore consideration should be given as to the standard of living afforded to any future resident. The Council's Environmental Health Team will be able to offer further advice on this matter.

Parking:

The proposals would need to ensure that appropriate parking provision is provided in accordance with Policy DM13 and the Council's Parking SPD.

Conclusion:

The proposal would retain main town centre uses and an active ground floor frontage and so is supported in policy terms. However, the less than policy compliant level of affordable housing will need to be demonstrated to be acceptable through an open book appraisal, which in itself will need to be subject to an independent review.

Given the dense nature of the proposal, there will also be a need to consider whether an acceptable form of living accommodation can be achieved for any prospective residents.