
Site Address:	Tesco Stores Ltd, Solent Road, Havant, PO9 1TR		
Proposal:	Repaint existing white rannilla panels of store with Grey RAL 7012 to bottom panel and Grey RAL 7042 above.		
Application No:	APP/20/00707	Expiry Date:	12/10/2020
Applicant:	Mr Horwood		
	Tesco		
Agent:		Case Officer:	Selina Donophy
Ward:	St Faiths		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The application site is the Tesco store which lies adjacent to the Solent Retail Park, a modern purpose built retail park located along Solent Road. Tesco is sited on the southern side of Solent Road, with parking below and to the north and west is a variety of retail units and associated car parking. The area is of medium density consisting mainly of purpose build commercial units, close to St Faiths conservation area.

2 Planning History

99/58840/008 - Erection of canopy enclosure within existing service yard to south of main store, WD,14/02/2000
97/58840/006 - Retention of condenser units to east elevation of store, and erection of 2m high security fencing between footpath/cycle path and rear of store, PERM,11/03/1997
97/58840/007 - Internally illuminated signs - 2 no 6m high monoliths and 1 no 8m high monolith, individual Tesco lettering to roof (west) and south elevation of store and lettering to petrol kiosk and canopy; pump uplighters (revised application), PERM,12/02/1998
96/58840/003 - Erection of 2 No. externally illuminated freestanding sign boards on north east and south sides of site respectively, PERM,15/07/1996
96/58840/004 - Internally illuminated signs - 3 No. 6m high monoliths, individual Tesco lettering to roof, north and south elevations of store and lettering to petrol kiosk and canopy; pump uplighters, WD,14/01/1997
96/58840/005 - Variation of Conditions 4, 5 & 6 of Planning Permission 94/58840 to allow the opening of the petrol filling station on 11th November 1996 in advance of specified works being undertaken, PERM,02/12/1996
03/58840/011 - Erection of a 3 position ATM pod to the west elevation., PERM,15/01/2004
04/58840/012 - Display of 2 No. rotating, internally illuminated single sided panel signs and 1 No. static internally illuminated single sided panel sign., PERM,28/07/2004
04/58840/013 - Installation of TOMRA recycling unit to replace existing recycling facility., PERM,20/12/2004

06/58840/014 - Redevelopment of retail supermarket site with new superstore together with change of use of employment land at the western end of the application site to accommodate car wash, recycling centre, associated car parking, highways and landscaping. , S106,06/10/2008

06/58840/015 - Change of use of car parking spaces to hand car valeting operation including the siting of a cabin to house the water recycling system and a canopy., TPP,21/11/2006

07/58840/016 - Change of use of car parking spaces to hand car valeting operation including the siting of a cabin to house water recycling units and a canopy together with associated enabling works., PERM,29/03/2007

09/58840/017 - Redevelopment of retail supermarket with permitted superstore but with variation of the following conditions of planning permission 06/58840/014:

3. To vary highway works required to be in place prior to the commencement of the use of the store.

13. To vary the sustainability and energy conservation measures to be incorporated within the development.

21. To allow the approved total net sales area of 6013 sq.m. to include the customer entrance and exit lobbies.

And matters relating to the discharge of conditions:

4. Details relating to roads, accesses and bus turning within the site.

13i. Details relating to the achievement of the required BREEAM rating.

13ii. Details relating to the achievement of the varied sustainability and energy conservation measures proposed. , PERM,05/06/2009

09/58840/018 - Discharge of Condition No 16 of Planning Permission 06/58840/014, WD,04/08/2009

09/58840/019 - Discharge of Condition No. 2(e), 2(o) and 2(m) of Planning Permission 06/58840/014., PERM,27/05/2009

09/58840/020 - Discharge of Condition No. 2(a), 2(h) and 2(n) of Planning Permission 06/58840/014., PERM,18/06/2009

09/58840/021 - Discharge of Condition No. 2(f) and 2(k) of Planning Permission 06/58840/014., PERM,16/04/2009

09/58840/022 - Discharge of Condition No. 2(b) of Planning Permission 06/58840/014., PERM,09/07/2009

09/58840/023 - Discharge of Conditions Nos. 2(j) (Details of Recycling Facility) and 18 (Landscape Management Plan) of Planning Permission 06/58840/014., PERM,24/04/2009

09/58840/024 - Discharge of Conditions Nos 5 (surface water drainage) and 6 (surface water regulation system) of Planning Permission 06/58840/014., REF,24/04/2009

09/58840/025 - Discharge of Condition No. 2(d) of Planning Permission 06/58840/014., PERM,16/04/2009

09/58840/026 - Discharge of Condition No. 14 of Planning Permission 06/58840/014., PERM,16/04/2009

09/58840/027 - Discharge of Condition No/s 2(l) and 2(p) of Planning Permission 06/58840/014., PERM,18/05/2009

09/58840/028 - Discharge of Condition No. 2(c) of Planning Permission 06/58840/014., PERM,18/05/2009

09/58840/029 - Discharge of Condition No. 9, parts 1, 2, 3 and 4 of Planning Permission 06/58840/014., ,03/03/2014

09/58840/030 - Discharge of Condition No. 2(i) - the provision to be made for CCTV - of Planning Permission 06/58840/014., PERM,18/05/2009

09/58840/031 - Discharge of Condition No. 11 of Planning Permission 06/58840/014., PERM,18/06/2009

09/58840/032 - Discharge of Condition No. 2 (g) - 'Management Measures for

External Lighting' - of Planning Permission 06/58840/014., PERM,26/10/2009

09/58840/033 - Discharge of Condition No. 12: Method for site investigation, demolition and construction, of Planning Permission 06/58840/014., PERM,18/06/2009

09/58840/034 - Discharge of Condition No. 15 - Ventilation and Filtration, and Condition No. 16 - Details of Fumes Extraction of Planning Permission 06/58840/014., PERM,27/08/2009

09/58840/035 - Revisions to permitted layout including main internal vehicular access and egress, position of car wash and recycling centre and western area of car parking; all associated with new retail superstore. All granted approval under Planning Permission 06/58840/014., PERM,03/11/2009

09/58840/036 - Advertisement consent for signs on the main store building at Tesco Store, Solent Road, Havant, to include 2No. illuminated fascia signs to north and west elevations, 1No illuminated 3D sign to roof facing south, and assorted Tesco branding. Opening hours and various graphics to north, east and west elevations and within car park., PERM,27/10/2009

09/58840/037 - Display of 1No. double sided, internally illuminated gantry sign, adjacent to petrol filling station., PERM,27/10/2009

09/58840/038 - Display of 6No. non-illuminated fascia signs and 2No. internally illuminated light boxes applied to petrol filling station canopy., PERM,27/10/2009

09/58840/039 - Display of various direction information and promotional non-illuminated signs to main store car park., PERM,11/11/2009

09/58840/040 - Display of various directional, information and promotional non-illuminated signs to access road and western car park of store., PERM,11/11/2009

09/58840/041 - Erection of bus shelter associated with new retail superstore at Solent Road, Havant. , PERM,22/12/2009

94/58840/000 - Demolition of buildings and O/L proposal for retail store (43,896sq.ft.gross), including coffee shop, car parking, petrol station, landscaping, highway and other works., PERM,24/02/1995

94/58840/001 - Demolition of blds and O/A for retail store (43,896sq ft gross external),inc.cof fee shop, assoc. parking, petrol filling station, landscaping highway and other works., WD,23/09/1994

APP/12/01022 - Display of 6No. non-illuminated signs for 'Click and Collect' facility comprising 2No. fascia, 1No. hanging sign, 1No. gantry slant and 2No. freestanding signs., PERM,23/11/2012

APP/14/00602 - Display of 1No. illuminated box fascia sign and 1No. non-illuminated fascia sign., PERM,25/07/2014

APP/14/00656 - Display of 4No illuminated 'sky' lettering signs, 3 of which are to be cleaned, repainted & relamped; 2No illuminated 'opening hours' blip signs, 3No non-illuminated 'opening hours' blip signs; 2No new entrance portals; 2No 'hello' fret lettering signs; 4No wall mounted directional signs and 6No double sided vinyl signs.

, PERM,27/08/2014

APP/14/00660 - Display of 1No. illuminated Totem sign 'Click and Collect'; 1No. illuminated Totem sign 'Hello Welcome'; 1No. illuminated Totem sign 'Recycling'; 1No. illuminated timber gantry sign; 1No. double sided hanging 'Max Height' sign; 1No. double sided 'Entrance' sign; 15No. flag face signs; 13No. pole mounted signs; 5No.

wall mounted signs; 20No. trolley bay mounted signs; canopy-mounted 'Click and Collect' artwork signage; 2No. promotional banner signs., PERM,27/08/2014
 APP/14/00661 - Display of 2No. illuminated 'Tesco Extra' fascia signs and 2No. non-illuminated 'Tesco Extra' fascia signs; 2No. hanging 'Max Height' signs; 3No. 'Fuel 24 Hours' fascia letters; 3No. 'Pay at Pump' pole mounted signs; 4No. various pole mounted signs; 3No. wall mounted signs; 6No. pump leader decal signs; 1No. promotional sign; 3No. vinyls., PERM,27/08/2014
 APP/14/00993 - Change of use for nine parking spaces to hand car wash and valeting operation including installation of an office and erection of a canopy., TPP,26/01/2015
 APP/14/00994 - Display of 5No. non-illuminated fascia signs and 8 No. other signs associated with proposed hand car wash and valeting operation., PERM,26/01/2015
 APP/15/00736 - Replacement of existing click and collect canopy with new click and collect pod and canopy., PERM,20/08/2015
 APP/15/00737 - Display of non-illuminated vinyl fascia to all four elevations of "Click and Collect" canopy and pod; 3No. directional signs and 1No. new gantry slat., PERM,20/08/2015
 APP/12/00705 - Erection of canopy and associated works within the car park area to support customer collection service., PERM,27/09/2012
 APP/19/00194 - Prior approval for installation/ alteration of solar equipment on non domestic premises relating to the design or external appearance of the development., PAYA,25/04/2019
 APP/19/00878 - Display of 1No fast charger with media charging screen and 3No flag pole signs., PERM,15/11/2019
 APP/20/00086 - Application for continuation of existing Hand Car Wash. Previously granted application reference number APP/14/00993., DEL,
 APP/20/00087 - Replacement of 5No non illuminated fascia signs and 6No free standing signs., DEL,

3 Proposal

Repaint existing white rannilla panels of store with Grey RAL 7012 to bottom panel and Grey RAL 7042 above.

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)
 CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
 DM21 (Shopfronts, Signs, Security Shutters and Advertisements)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest - St Faith's

No comment

Councillor J Branson - St Faiths

No comment

Councillor T Pike - St Faith's

No comment

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: 37

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

7.3 Planning Permission 06_58840_014 encompassing the development of the store

contained the following condition: (14) - Construction of the building hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the provision of sample panels of the external facing materials and colour of mortar to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

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

7.4 This proposal comprises repainting all panelled elevations of the Tesco store from the existing white to two tones of grey- RAL 7012 to the bottom and RAL 7042 as the main body of paintwork to the elevations. The surrounding retail units which form part of the Solent Retail Park all follow a tonally light colour scheme and therefore the proposed darker grey would be at odds with the prevailing character of the area. Policy CS16 of the HBLP states that all development should demonstrate its design :

7.5 *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;*

7.6 Policy DM21 of the HBLP (Allocations) states that shopfronts will be granted permission where they are appropriate in size, scale and design to the character of buildings and their surroundings, including conservation areas, heritage assets and Chichester Harbour Area of Outstanding Natural Beauty (AONB).

7.7 The Tesco building is one of the most prominent buildings in the shopping district and in the centre of Havant generally, sited within close proximity to the St Faiths Conservation Area and therefore any alterations would be highly visible from the public realm. In this context it is considered that the proposed repainting of the exterior of the Tesco building in grey RAL 7012 would, by reason of the dark tone proposed to be used, result in the building appearing dominating and conspicuous in its surroundings. It would clearly conflict with the tonal qualities of other retail stores in the vicinity. The proposed colour scheme is therefore not considered appropriate and would be harmful to the visual amenities of the locality, and would be contrary to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and DM21 of the Havant Borough Local Plan (Allocations) 2014.

(iii) Impact upon residential amenity

7.8 To the south of the store runs the A27 and to the East, Park Road South . Towards the north is Solent Road and Solent Retail Park which also runs towards the west. There is no residential development within close proximity to the site and therefore no impact on residential amenity.

8 Conclusion

8.1 The proposed repainting of the exterior of the Tesco building in grey RAL 7012 would, by reason of the dark tone proposed to be used, result in the building appearing dominating and conspicuous in its surroundings and would conflict with the tonal qualities of other retail stores in the vicinity. The proposed colour scheme is therefore not considered appropriate and would be harmful to the visual amenities of the locality, contrary to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and DM21 of the Havant Borough Local Plan (Allocations) 2014.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/20/00707 for the following reasons:

- 1 The proposed repainting of the exterior of the Tesco building in grey RAL 7012 would, by reason of the dark tone proposed to be used, result in the building appearing dominating and conspicuous in its surroundings and would conflict with the tonal qualities of other retail stores in the vicinity. The proposed colour scheme is therefore not considered appropriate and would be harmful to the visual amenities of the locality, contrary to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and DM21 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.