
Site Address:	12 London Road, Purbrook, Waterlooville, PO7 5LJ		
Proposal:	Reinstatement of shop front that includes removal of glazing and insertion of single door leading to shop front.		
Application No:	APP/19/00650	Expiry Date:	30/08/2019
Applicant:	OneStop Stores Ltd		
	OneStop		
Agent:	Mr Shah	Case Officer:	Ross Leal
	Johnson Fellows		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

No.12 is located on the east side of London Road and was formerly part of a larger One Stop shop which has been sub-divided into what were evidently 2 units originally. The site is located within a terrace set back behind a deep forecourt within an area of generally retail character on this side of London Road. The application unit is single storey and originally formed half of a larger unit (not the One Stop) with pitched roof and front gable in red brick. The shopfront has a stallriser of modest depth and pilasters, although is not of any particular architectural value. The adjoining former One Stop unit is also being refurbished, although is not a part of this application. At the time of site visit, the new shopfront had already been installed.

2 Planning History

93/52329/003 - Single storey rear extension, internal alterations and shopfront alterations., PERM,
93/52329/004 - Externally illuminated fascia sign., PERM,
04/52329/006 - Alterations to existing shop front and the siting of a metal storage container to the rear (south east) of the premises., PERM,16/02/2004
APP/13/00045 - Display of 2No. illuminated fascia signs and vinyl window display., PERM,13/03/2013

3 Proposal

It is proposed to replace the formerly existing shop front which had no separate entrance door. The works include part removal of glazing and stallriser and insertion of single door providing pedestrian access to the shop. The new door is on the left hand side of the shopfront, with the remainder of the existing stallriser and also the pilasters retained. The door would be fully glazed with glazing bars and there would be a shopfront window divided into 2. Above the door and windows would be 3 blank panels of the same width. The existing fascia above these panels would be retained. Materials are UPVC for the shopfront and panels, with the door having a white metal frame. The panels above would also be of UPVC. No new floor area is proposed.

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
DM21 (Shopfronts, Signs, Security Shutters and Advertisements)

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

5 Statutory and Non Statutory Consultations

Crime Prevention - Minor Apps

No comments received.

Developer Services, Southern Water

Southern Water raises no objections.

Southern Water advises that it requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer and requests that should this application receive planning approval, the following informative is attached to the consent:

If a formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link
<https://beta.southernwater.co.uk/infrastructure-charges>.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

For further advice, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119), www.southernwater.co.uk or by email at developerservices@southernwater.co.uk

An informative has been added to the decision notice as requested.

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: 2

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No representations received.	N/A

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

(i) Principle of development

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

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

The new shopfront is located within a predominantly retail area where there are a varied mixture of shopfronts. It is consistent with the other shopfronts in the area in design and appearance and is not considered to be either harmful to the appearance of the application premises, the frontage or to visual amenity in general.

The proposal is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and Policy DM21 of the HBLP (Allocations).

8 **Conclusion**

8.1 The design and appearance of the shopfront are not considered to be harmful to visual amenity and would have a limited and acceptable impact and is therefore considered to be appropriate, in accord with policies, and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00650 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with 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:

Drawing Number 013.220/001 - Site Location Plan - Dated 24.06.19

Drawing Number 013.220/001 - Existing & Proposed Floor Plans, Elevations & Sections - 19.06.19

Reason: - To ensure provision of a satisfactory development.