
Site Address:	Unit 10, Dukes Walk, Waterlooville, PO7 7HS		
Proposal:	Reinstatement of former shopfront and doorway.		
Application No:	APP/19/00382	Expiry Date:	04/06/2019
Applicant:	Threadneedle Pensions Limited		
Agent:	Mr Beavan Savills	Case Officer:	Karen Wooden
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is part of the Dukes Walk development a modern retail complex within Waterlooville Town Centre. The premises forms part of the former retail unit occupied by Robert Dyas. An application has recently been submitted and approved for the change of use from retail (Use Class A1) to a delicatessen/eatery (Use classes A1/A3 and A5). This application has been submitted as this part of the larger former unit does not at present have its own front access.
- 1.2 The unit is one of a terrace of 11 commercial units fronting onto a car parking area. To the south-west is the Waitrose Supermarket. To the front of the units is a pedestrian walkway and this links into the wider pedestrianised town centre area.

2 Planning History

APP/19/00154 - Change of use from retail use (Class Use A1) to delicatessen/eatery (Use Classes A1/A3/A5)., PERM,24/05/2019

3 Proposal

Reinstatement of former shopfront and doorway.

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

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

5 Statutory and Non Statutory Consultations

- 5.1 No consultees required for this application.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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

It is considered that the proposed installation of a shopfront and doorway to the principal elevation of the unit would be acceptable in principle.

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

The submitted plans show the proposal is to insert a new powder coated aluminium double door set and glazed screen in gloss white and will utilise an existing structural opening in the brickwork. The alterations will not increase the scale or bulk of the building and will not appear out of keeping in this retail area. Therefore it is not considered that the proposal would have a significant impact on the character and appearance of the application site or the character or visual amenity of the locality.

(iii) Impact upon residential amenity

There are no residential uses at first floor level, and notwithstanding this, due to the nature of the proposal it is not considered that the works would have an adverse impact upon residential amenity.

8 Conclusion

The proposed alterations are considered to be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site or the character or visual amenity of the locality. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00382 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:
Existing and proposed elevations and site location plan - 100
Existing and proposed floor plans - 101
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.
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.