
Site Address: 28 Stakes Hill Road, Waterlooville, PO7 7HY
Proposal: Change of use of ground floor from residential to retail showroom;
replacement window and door to front elevation.
Application No: APP/19/00331 Expiry Date: 02/07/2019
Applicant: Mrs Lana Baynton
Agent: Case Officer: Bee Crawford
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey mid-terraced residential property and lies within Waterlooville Town Centre. It has a brown tiled pitched roof and elevations of cream painted rough render. There is an area of grass to the front which is enclosed to all boundaries with a dwarf wall.
- 1.2 The adjoining two storey property is to the north, a two storey end of terraced property comprising retail at ground floor and residential above is to the south, the rear elevation of Waitrose situated in Dukes Walk shopping area is opposite and a public car park is to the rear beyond a block of three garages. The area is of medium density with purpose built commercial and retail units and two storey detached, semi-detached and terraced properties of a similar age, style and design situated within and adjacent to Waterlooville Town Centre.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the change of use of ground floor front room from residential to retail showroom; replacement window and door to front elevation.

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)
CS4 ()
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
DM21 (Shopfronts, Signs, Security Shutters and Advertisements)
AL3 (Town, District and Local Centres)

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

5 Statutory and Non Statutory Consultations

Planning Policy, PPUD

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 Pre-submission Havant Borough Local Plan 2036 (HBLP 2036) was approved by the Council on 30 January 2019 and can be afforded limited weight.

The following policies are of particular relevance:

- CS4 Town, District and Local Centres
- AL3 Town, District and Local Centres

In the Pre-submission Plan the following policies are of particular relevance:

- KP2 Waterlooville Town Centre

Principle of Development

The site lies within Waterlooville Town Centre as defined by Policies CS4 and AL3 of the Adopted Local Plan, and as proposed to be defined by Policy KP2 of the emerging Local Plan.

The proposed retail showroom would provide a main town centre use and contribute to the vitality and viability of Waterlooville town centre, and would therefore be supported in policy terms. It would also be supported by emerging KP2 in terms of providing a main town centre use at ground floor level, whilst providing an active frontage at ground floor.

Signage

I also note a new commercial sign is proposed. Policies

- CS16 High Quality Design (Core Strategy)
- DM21 Shopfronts, Signs, Security Shutters and Advertisements (Site Allocations)
- E1 High Quality Design (HBLP2036)

will be relevant considerations.

Conclusion

The proposal would provide a main town centre use and active frontage within Waterlooville Town Centre and is therefore supported in policy terms.

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: 4

Number of site notices: 1

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) Policy considerations
- (iii) Amenity issues
- (iv) Shopfront design
- (v) Highway/parking considerations
- (vi) Developer contributions

(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.

(ii) Policy considerations

7.3 The proposed retail showroom would provide a main town centre use and contribute to the vitality and viability of Waterlooville town centre, and would therefore be supported in policy terms. It would also be supported by emerging KP2 in terms of providing a main town centre use at ground floor level, whilst providing an active frontage at ground floor. Furthermore, the proposed change of use would create a form of economic development through providing a level of employment on the site.

(iii) Amenity issues

7.4 Whilst the property would retain residential use at ground floor to the rear and first floor and there are residential units adjoining the site, it is considered that the use can operate without harm to the residents of these properties and the business would not result in excessive noise or any unacceptable disturbance.

(iv) Shopfront design

7.5 Policy DM21 of the allocations plan specifically considers shop fronts and requires that their design to be appropriate in size and scale. The only change to the front elevation is to replace the existing door and window to the same dimensions which will be finished in white to match the adjoining properties, consequently it is considered to be suitable. No signage details have been submitted, although the applicant has advised any signage would not be illuminated and meet the criteria for deemed consent.

(v) Highway/parking considerations

7.6 The proposal has not included any parking provision for visitors and staff, however, the site is within a sustainable location and is considered appropriate in this instance. It is also noted that there is a public parking area immediately to the rear of the site.

(vi) Developer contributions

7.7 As the application is situated within Waterlooville Town Centre, the development would not be CIL liable and would not have to pay the Solent Recreation Mitigation Strategy (SRMS) contribution. Therefore, Policies CS21 and DM24 would not apply.

8 **Conclusion**

- 8.1 Overall it is considered that the proposal for a change of use would result in a number of positive factors to the local centre and complies with all the relevant local planning policies and national planning policy. Therefore the application is recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00331 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 external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.
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.
- 3 The premises shall only be open for trade or business between the hours of 09:30 to 17:00 Monday to Saturday and not at all on Sundays or Bank Holidays.
Reason: To accord with the terms of the application submitted, to protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan
Existing floor plan
Proposed floor plan of showroom
Email dated 16 May showing existing and proposed front elevations
Reason: - To ensure provision of a satisfactory development.