
Site Address:	260 London Road, Waterlooville, PO7 7HG		
Proposal:	Installation of entrance door to front elevation.		
Application No:	APP/18/01019	Expiry Date:	06/12/2018
Applicant:	Mr Springer		
Agent:	Mr Levy	Case Officer:	Emma Chisnall
	Paramount Planning Ltd		
Ward:	Waterloo		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site lies to the south of London Road within Waterlooville Town Centre. The site contains a vacant A1 unit at ground floor now with permission for A3 / A5 use within a secondary shopping frontage of Waterlooville. The is a first floor area and the remaining area single storey and flat roofed but has recent planning permission for a new first floor development approved under APP/18/00020.
- 1.2 Along the London Road frontage are found a mix of retail/A3/A5 at ground floor with ancillary and residential uses at first floor level. To the rear of the site are access and parking areas. To the immediate south-west is a residential flat at first floor level.

2 Planning History

00/55932/002 - Change of use from A1 retail to A2 Licensed Betting Office and associated new shopfront, REF,18/10/2000
99/55932/001 - Change of Use no. 262 from A2 to A3 (Building soc to restaurant & no 260 from A1
to A3 (shop to restaurant), INV,
91/55932/000 - Alloy, mill finish, roller shutterblind and galvanised steel hood,
REF,28/06/1991
APP/17/01073 - Extension at first floor level to create 3No. 1 bed flats.,
WD,19/12/2017
APP/18/00020 - Erection of first floor structure on top of the existing roof to create 2No. two bed flats and alterations to the shop front to allow access to the residential units (resubmission), PERM,08/06/2018
APP/18/00059 - Change of use of no.260 from A1 classification (retail units) and no.262 from A2 Classification (Estate Agents offices) to a A3/A5 classification (Restaurants and Cafes/Hot food takeaways)., PERM,25/07/2018

3 Proposal

- 3.1 Installation of entrance 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)
- CS20 (Transport and Access Strategy)
- CS4 ()
- CS6 (Regeneration of the Borough)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)
- AL3 (Town, District and Local Centres)
- AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

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: 16

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

- (i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

- (ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposal follows past permissions to alter the ground floor units to an A5/A3 use. Under a prior notification application planning permission was granted for the conversion for the first floor office space into two and three flats and the current application has now been submitted which proposes a new entrance door to the front of unit 260 only.

- 7.4 This alteration is considered to not significantly alter the material visual appearance of the front unit along London Road. The door and access would permit a direct access to the flats above and would sit within the front elevation neatly retaining the existing

appearance of the front of the unit in the majority.

- 7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 The proposed location of the door will face towards the highway and will have no impact on the neighbouring properties in terms of additional loss of privacy. The proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact to neighbouring flats and commercial units and can therefore be considered as acceptable.
- 7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01019 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:
Proposed Block Plan: Drawing No 01a
Existing and Proposed Elevation Plan: Drawing No LR.260.EX&PR.01
Existing and Proposed Ground Floor Plan: Drawing No LR.260.EX&PR.02
Reason: - To ensure provision of a satisfactory development.