
Site Address:	Waterlooville Community Centre, 10 Maurepas Way, Waterlooville, PO7 7AY		
Proposal:	Proposed new orangery extension, proposed new changing room and accessible toilet.		
Application No:	APP/18/00630	Expiry Date:	09/10/2018
Applicant:	Ms Clementson		
Agent:	Mr Olafsson	Case Officer:	Tina Pickup
	Martin Ralph Architects		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to Waterlooville Community Centre which is a predominantly single storey (but with higher central section), flat roofed dark stained wooden clad building located within the Asda car park and adjacent the Asda store. It has white UPVC windows and some green infill panels. The community centre site is surrounded by a grass verge and bounded to the south-west and south-east by a picket fence. The land slopes with Asda to the south set at a higher level and the community centre is set lower, with the grass verge being sloped down quite steeply.

Being within the Asda car park the surrounding area is a well used public place with footpaths all around the building - it is therefore a highly visible building within a commercial town centre location. The site falls within the defined town centre and is also part of Allocation W109 under policy WA2 for Waterlooville Mixed Use Allocations. Within the new Draft Local Plan 2036 the site forms part of policy KS2.

2 Planning History

99/55423/004 - Erection of 2 no. non illuminated free standing single sided notice boards to south and west of community centre, PERM,29/04/1999
94/55423/002 - Construction of a new ramp to provide access for push chair and prams in to the hall on the north elevation., PERM,
APP/14/00445 - Installation of a Car Park Valeting hand car wash concession within the car park at Asda Waterlooville. The scheme includes a cabin for equipment storage, a canopy for drying and detailing works and associated drainage channels connecting into existing foul drains., Withdrawn
APP/15/01220 - Change of use of land from parking bays to area for hand car wash and valeting service, incorporating installation of a cabin, a canopied area for dry washing and an open area for wet washing. PERM,10/03/2016
APP/15/01389 - Replacement plant located on rear canopy roof., PERM,09/02/2016

3 Proposal

Proposed new orangery extension, proposed new changing room and accessible toilet.

The development would involve 2 separate extensions to the east side of the

community centre. The western most (front) one would provide a specialist disabled Changing Places toilet with link to the hall that would have overall dimensions of 5m x 5.5m. A new access path would also be provided to this facility from the main car park.

The rear extension would provide an orangery cafe/room that would have a footprint of 8.6m x 6.5m plus a link to the hall. Both of these extensions require the internal floor level to be level with the existing hall for accessibility reasons and as such would both be dug into the surrounding land. The external heights of the buildings would match with the existing flat roof of the community centre (approx 3.3m) with the lantern light in the orangery projecting higher by some 1.1m.

The above development results in some internal alterations to the kitchen, but these do not require planning permission. It is proposed to use cladding sheets to the elevations with the rear wall of the Changing Places building having a Living Wall. Amended plans have been submitted showing the levels across the site and proposing a boundary retaining wall with level hard surfaced area around the proposed orangery.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS4	()
CS6	(Regeneration of the Borough)
DM14	(Car and Cycle Parking on Development (excluding residential))

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)
WA2	(Waterlooville Mixed Use Allocations)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water

formal application required for connection to public foul and surface water sewer; request Informative added.

Surface water disposal the responsibility of developer in accordance with Part H3 of Building Regulations

If any sewer found on site then an investigation of the sewer will be required

Property Services Manager

I can confirm that as a representative of the landlord, the lessee, Waterlooville

Community Association (WACA) has notified us of the proposed new orangery extension, proposed new changing room and accessible toilet. I can also confirm that HBC owns the land and as landowner we will consider granting consent for the proposed development once the Community Centre receives all the relevant planning and building approvals.

Officer Note - HBC own the land on which the community centre is sited, but the surrounding car park and access is owned by Asda and Notice has been served on them.

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: 20

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None 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 and use
- (ii) Impact upon the character and appearance of the area
- (iii) Parking

(i) Principle of development and use

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. Policy WA2 of the Allocation Plan allocates the whole Asda/Clock Tower site (W109) as an opportunity site to help transform the town centre and improve the vitality and viability of Waterlooville Town Centre and improve links to the adjacent MDA. Draft Local Plan policy KS2, which currently has limited weight but indicates the direction of travel, also allocates the site as Asda/Community Centre with a focus on shopping and community uses, better connectivity etc. The policy seeks an enhancement to the appearance of buildings, public realm improvements with high quality street furniture, surface treatment, landscaping etc.

The proposal would provide a 'Changing Places' toilet (which provide larger and better equipped toilets than standard accessible toilets) and an 'orangery' cafe area. The Community centre currently runs a community cafe service used largely by the elderly

and disabled and meals are currently served in the main corridor of the hall. The proposed orangery cafe area would release this space back to users of the hall and provide a more pleasant environment and separate facility that can also be rented out for parties or functions. It is stated that the cafe/seating area/room would only be used in connection with the community centre and would not be an independent A3 use. The use of this new floorspace can be conditioned to be ancillary to the existing D1 community centre only, which would enable its use for general day centre purposes as well as seating for serving meals to the community users.

It is considered that the proposed uses and facilities would improve the community facilities available within Waterloooville town centre, broadly in line with policies CS4, CS6 and WA2 and emerging policy KS2. The principle of the development is therefore supported.

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

The scale and design of the proposed buildings reflect that of the host community centre without repeating the dated external finish. The more modern style addition would compliment the existing building and provided the colours are appropriate then horizontal cladding would be appropriate. Both buildings have link structures that would help to differentiate between the old and the new.

The greatest visual impact would be as a result of the loss of the grassed verge that currently provides the setting to the building. The changing places building would infill to the side boundary and present to the front and car park with a blank elevation (out of necessity for the internal equipment). This would have some signage to alert users to its presence and whether some landscaping in the form of climbing plants could be added to help soften this elevation has been discussed with the applicant.

The orangery behind would be set off the side boundary by nearly 1m and the land levelled and hardsurfaced or graveled inside of the retaining wall. The aim of the Living Wall is to provide a pleasant outlook for users of the orangery so that a landscaped setting is provided - discussions with the applicant indicated that they would also provide plant pots etc around this area to improve the visual setting of the building and provide some seasonal colour. The plans indicate the existing picket fence would be retained above the retaining wall - but because this is close to a public footpath it will be important that these works do not undermine/lead to subsidence of the footpath.

The site is visually prominent in a busy public, but generally urban area, devoid of much soft landscaping other than boundary trees. The loss of the grassed spacious setting to the existing building is regrettable but in the context of the wider Asda and car park site is a very small loss that is being partly mitigated against with the proposed Living Wall. With further landscaping in the form of some planters and climbing plants for the front elevation, then on balance the proposed development would not unduly harm the visual appearance and character of the wider car park site.

(iii) Parking

As new floorspace for D1 purposes is being provided, strictly additional parking should be provided to meet the demand from the new development. However the adopted Parking SPD bases the parking requirement on numbers of staff and visitors rather than floor area. In this case the community cafe is an existing service and the proposal

would relocate it from the corridor to a dedicated area. The corridor would revert to an area where people wait for groups to start in the main hall. Overall, it is unlikely that there would be a significant increase in number of users of the hall as a result of this proposal. Since the site is within a fairly highly accessible location, located within a large car park and within the town centre with bus access, then it is considered a refusal based on lack of parking provision could not be substantiated.

8 **Conclusion**

With appropriate landscaping and materials conditions then it is considered that the proposed development would improve the disabled and community facilities available in Waterlooville town centre and the proposal would be compliant with policies CS6, WA2 and CS16. The proposal is therefore recommended for permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00630

(A) 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:

Location as Existing; Block Plans as Proposed Drawing No. 17A_035 02 Rev E

Site Layout as Proposed Drawing No. 17A_035 04 Rev E

Orangery as Proposed Drawing No. 17A_035 07 Rev D

Changing Places as Proposed Drawing No. 17A_035 08 Rev D

Roof Plan as Proposed Drawing No. 17A_035 09 Rev B

Services Plans as Existing & Proposed Drawing No. 17A_035 010 Rev C

Building Elevations as Proposed Drawing No. 17A_035 13 Rev C

Building Elevations Cladding Options Drawing No. 17A_035 014 Rev C

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (as amended) and any Town and Country Planning (General Permitted Development) Order, the hereby approved orangery extension shall only be used as cafe or hall space ancillary to the existing D1 Community Centre use and for no other purpose.

Reason: To accord with the terms of this application and to ensure the use

remains associated with the community hall in the interests of amenity and parking and having due regard to Policies CS16 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building(s), including windows, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development hereby permitted shall commence until plans and cross section details of the precise design and materials to be used in the construction of the retaining wall, including measures to protect the adjacent footpath from subsidence, have been submitted to and approved in writing by the Local Planning Authority. The retaining structure shall be erected in accordance with the approved details and maintained as such thereafter.

Reason: To safeguard the amenities of the locality and footpath, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 No development hereby permitted shall be commenced until a detailed landscaping scheme for the Living Wall, front elevation and levelled area around the hereby approved Orangery, has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall include:

- 1/ a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced;
- 2/ any planter details;
- 3/ species and planting sizes of the climbing plants and living wall plants; and
- 4/ timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any shrub or plant planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.