
Site Address:	Apsley Lodge, London Road, Waterlooville		
Proposal:	Erection of a mobility vehicle store.		
Application No:	APP/18/00108	Expiry Date:	27/03/2018
Applicant:	.		
Agent:	Churchill Retirement Living Mr Geddes Planning Issues Ltd	Case Officer:	Rachel Ballam
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is situated to the immediate west of a the London Road-Hulbert Road roundabout in the densely developed urban area of central Waterlooville. The town centre, Waterlooville Precinct, is located to the south of the site and the Wellington retail and industrial park to the west. Development within the locality is predominantly characterised by residential properties to the north and east of the site, with commercial and retail premises dominating to the south and west of the site.
- 1.2 The application property comprises 28 retirement flats. A small outbuilding to adjacent to the northern boundary houses a number of battery cars and refuse storage containers. A small car park separates the main building from the fronting public highway, London Road, to the east. A timber fence and trees to the northern boundary provides screening between the site and neighbouring residential properties.

2 Planning History

07/72522/000 - Demolition of 2No. dwellings; erection of part 3 & part 2 storey building comprising 28 Category II sheltered apartments with associated parking and amenity space. , REF,12/11/2007

08/72522/001 - Demolition of 2No. dwellings. Erection of part 3 and part 2 storey building comprising 26No. Category II sheltered apartments with associated parking and amenity space., REF,30/04/2008

APP/12/00430 - Demolition of existing dwellings and erection of a part two, part three-storey building comprising 26No. Category II sheltered apartments and 1 visitor suite with 8 parking spaces., WD,27/07/2012

APP/12/00785 - Demolition of existing dwellings and erection of a part two, part three storey building comprising 26No. Category II sheltered apartments and 1No. visitor suite with 8 parking spaces. (Revised Application.) , PERM,21/09/2012

APP/15/00078 - Demolition of existing bungalows and erection of 27 sheltered apartments for the elderly, including communal facilities, access, car parking and landscaping (approved 15/05/2015). Request to Discharge Conditions 7 and 8 (03/10/2016).

, PERM,15/05/2015

APP/15/00744 - Discharge of Condition No. 19 of Planning Permission

APP/15/00078., PERM,17/09/2015

APP/15/00814 - Discharge of Condition No/s 4, 5, 6, 7 and 8 of Planning Permission

APP/15/00078., UNK,

APP/15/00821 - Discharge of Condition No 14 of Planning Permission APP/15/00078.,

UNK,
 APP/15/00833 - Discharge of Condition No. 14 of Planning Permission
 APP/15/00078., PERM,17/09/2015
 APP/15/00836 - Discharge of Condition No/s 4, 5, 6, 7 and 8 of Planning Permission
 APP/15/00078., PERM,07/09/2015
 APP/15/00972 - Application for Non-material changes to Planning Permission
 APP/15/00078 relating to access arrangements. , PERM,01/10/2015
 APP/15/01073 - Discharge of Condition 20 of Planning Permission App/15/00078.,
 PERM,11/11/2015
 APP/15/01363 - Variation of condition 2 of planning permission APP/15/00078 in
 relation to various refinements, including external refuse store., PERM,17/02/2016

3 Proposal

- 3.1 The application proposes the erection of a small outbuilding to be positioned adjacent to the northern boundary of the application site, to the north-east of the existing main building. The building would be of timber construction with a pitched tiled roof and would be used for the storage of electric mobility vehicles.

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)
 AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

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

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
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We strongly object to further building behind our property by Churchill retirement, they have destroyed our mature trees and hedging on our property without permission or consent from us and with no consultation and did not seek planning permission prior to the wilful destruction of our property to enable them to have room to build yet another refuse shed when clearly as professional builders they should have been aware of how many refuse bins would be required when the initial planning was submitted. They have been very bullish and not considered us as their neighbours. Yet another refuse shed will cause more smell and encourage more rats close to our property. The fact they have removed mature trees and hedging has deprived existing wildlife of its habitat that has been there for over 25years..They will also be blocking more natural light into our property and also more noise close to our boundary will be caused if this refuse shed is allowed. There is insufficient room for another refuse shed where they propose to build without building partly on our property thus should this happen we will take legal action.	See Section 7 of Officer Report
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Summary:

Comment:

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

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) Impact upon the character and appearance of the area

7.3 The proposed structure would be situated to the east of an existing outbuilding, which is positioned adjacent to the northern site boundary, used for the storage of electric mobility vehicles and refuse bins. The proposed structure, which would be used for the storage of electric mobility vehicles only, would match the existing outbuilding in respect of its scale, materials and overall appearance. The building would not appear overlarge or out-of-keeping in its design or character within the context of the main building, its setting or surrounding development.

7.4 The design and appearance of the proposal is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and supplementary design

guidance.

(iii) Impact upon residential amenity

- 7.5 An objection comment was submitted in relation to the originally submitted scheme which raised concern regarding a loss of natural light, damage to trees and hedging and potential encroachment onto the land of neighbouring properties to the north of the application site as a result of the proposal. Concern was also raised that additional smells may result from an additional refuse store. Upon negotiation with the agent the following alterations were made: the proposed structure was resited further south on the revised site plan; replacement planting was proposed for the northern boundary; the proposed use was altered such that the structure would only be used for the storage of electric mobility vehicles, not refuse bins.
- 7.7 The proposal, as amended, would not be expected to result in a significant negative impact upon the outlook or light of adjacent residential properties, particularly in considering its modest height and relationship to the existing multi-story development to the immediate south. The existing boundary fences and proposed planting would provide a good degree of screening and further soften the appearance of the proposed structure.
- 7.5 Consequently, it is considered that the proposal is unlikely to 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).

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/18/00108

(A)

(B) for the following reasons/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 maintained as constructed and in accordance with the following approved plans:

CRL : 10072WV : BS04 REV D

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials which have been used in the construction of the structure hereby approved shall be maintained in perpetuity and shall only be repaired or replaced using matching materials unless and until otherwise agreed in writing by the Local Planning Authority.

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.

- 4 The planting proposed to the northern boundary shall be implemented and maintained in accordance with the approved details, as shown on the plan entitled Proposed Hedge to the Northern Boundary, unless and until otherwise agreed in writing by the Local Planning Authority. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

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