

Recommendation: **GRANT PERMISSION**

|      |                             |
|------|-----------------------------|
| CS15 | (Flood and Coastal Erosion) |
| CS16 | (High Quality Design)       |

CS19 (Effective Provision of Infrastructure)  
CS4 (  
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)  
AL3 (Town, District and Local Centres)

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

**5 Statutory and Non Statutory Consultations**

**Crime Prevention -Minor Apps**

No adverse comment in relation to the application

**Economic Development - Retail and Town Centres**

ED raise no objections to this proposal

**Southern Water**

The development is in close proximity to a public surface water sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. However, under certain circumstances building over a sewer may be allowed. The conditions associated with the build over/close to a sewer are contained in Southern Water guidance notes which are available at: [www.southernwater.co.uk](http://www.southernwater.co.uk). A formal application to build close to the sewer will be required to be submitted by the applicant and therefore a condition is requested to be included with the application relating to this and the protection of drainage apparatus.

The site would also lie within a Source Protection Zone and around one of Southern Water's public water supply sources. An informative has been requested in relation to connection to the public foul or surface water sewer.

**Hampshire Biodiversity Information Centre**

Within 50m Protected and Notable Species - Wiskered/Brandt's Bat

**Officer Comment:** It is not anticipated that there would be an impact on protected species from this development.

**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: 18

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) Impact upon the character and appearance of the area
- (iii) Impact upon neighbouring amenity
- (iv) Parking
- (v) Water resources (Source Protection Zone) and utility infrastructure

(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. The resulting development at 310 London Road shall permit the growth of the businesses and the employability at the site. The development supports an exiting town centre use. Therefore the development is considered to be acceptable in principal, subject to planning conditions.

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

7.3 The proposed works to No 310 would be positioned to the rear of the Specsavers Unit and therefore would not be viewable from London Road. Although the works would be viewable from the Dukes Walk Service Road this road is acknowledged to serve the rear of the retail and commercial units only and is therefore used in the majority for parking cars, deliveries, bin storage and smoking areas and is therefore not directly part of the main public realm. Therefore the development is considered to not significantly alter the character and appearance of the area and can be considered acceptable.

7.4 The works proposed at ground floor level are single storey in height but are considered long in depth at approximately 6m. However due to the immediate area serving retail and commercial units this proposed depth is considered to not look significantly out of place and it was noted following a site visit that larger commercial units along Duke Walk Service Road have extended out to this depth. Therefore the works proposed to No 310 would not set a precedent for this type of development. The works are also proposed to have a flat roof and be built using matching materials to that of the existing building and therefore on balance the development is considered to not significantly impact the character of the area in an adverse way.

7.5 The first floor extension would not extend past the rear elevation of the retail unit to the north east and from being single storey, constructed with a flat roof and built in matching materials the development is considered to have a limited and acceptable impact on the streetscene.

(iii) Impact upon neighbouring amenity

7.6 The development proposed at first floor level would extend out to be in line with the rear elevation of the existing retail unit to the north east. No windows are proposed along either side elevation of No 310 and as no windows are present along the side elevation of the neighbouring unit the works are considered to maintain privacy levels and would not impact the outlook from the neighbouring units. A window and door is proposed to be installed along the rear elevation to permit a fire exit and a window for

an office however it was noted that an exit door is already in place along the existing rear elevation and therefore the movement of this would not lead to a significant additional impact. The window proposed for the office is considered to be moderate in size and would be in a position on No 310 where it is considered no significant impact would be created as a result.

- 7.7 The extension to the rear would extend out at ground floor level and is proposed to have a single door present along the east side elevation due to the extension being used as an examination room. Although windows are present to the east that serve the rear of the neighbouring retail units it is considered that the works should not create a significant adverse impact to the outlook of the retail unit windows as these are rear windows that look out onto the service road. Having no windows in the extension would also ensure privacy levels are maintained between the units. Although large in depth the unit has an acceptable mass and bulk and due to its flat roof and that the works would be set off the units to the east by the highway it is considered that light levels should not be significantly impacted to the neighbouring units. It is also noted that no objections have been made to the application.

(iv) Parking

- 7.8 The works proposed to the rear of No 310 London Road would result in the loss of six staff parking spaces. however it is acknowledged that London Road is located within a sustainable area within the Borough and has good links to sustainable transport. Pay and Display parking is also present to the north and the south of the site that could serve the staff at the Specsavers unit. Therefore on balance due to the sustainability of the area the loss of the parking spaces on site would not warrant a refusal of planning permission for the application and can therefore be considered acceptable.

(v) Water resources (Source Protection Zone) and utility infrastructure

- 7.9 Following a consultation with Southern Water and the Environment Agency it has been confirmed that the site lies within the source protection zone and as such there would be concern if the development was to involve deep piled foundations and deep bore soakaways incase it were to potentially impact the water supply. Therefore a condition is recommended to be included with the decision requesting that if these methods are to be used then written approval would be required by the LPA in advance of the work commencing. However, it is considered that due to the size of the unit and that the area is hard-surfaced already that these methods are unlikely to be used.
- 7.10 A condition has also been requested to ensure the development does not result in harm to the public infrastructure which shall be included with the decision. Finally an informative has been requested and shall be included with the decision relating to the connection of the public foul or surface water sewer and requesting that an application is made to southern water.

## **8 Conclusion**

- 8.1 The works proposed to the Specsavers Unit at No 310 London Road is considered to not result in a significant adverse impact to the Waterloooville Town Centre and therefore can be considered acceptable and granted planning permission.
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## 9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00522 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 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 Piling or any other foundation designs using penetrative methods or deep bore soakaways shall not be permitted other than with the express written consent of the Local Planning Authority prior to the development commencing. The development shall be carried out in accordance with the approved details.  
**Reason:** The site lies within the groundwater Source Protection Zone. Piling or any other foundation using penetrative methods or deep bore soakaways can result in risks to potable supplies from, for example, mobilising contamination. Thus it should be demonstrated that any proposed piling/deep bore soakaways will not result in contamination of groundwater. The condition is imposed having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy DM10 and the National Planning Policy Framework 2012.
- 4 Prior to the commencement of the development hereby permitted details of the measures to be undertaken to protect the public sewer adjacent to the proposed development shall be submitted to and agreed in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.  
**Reason:** The application site lies within close proximity to a public surface water sewer and as such it should be demonstrated that any proposed development will not result in harm to the public drainage apparatus. The condition is imposed having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy CS19 and the National Planning Policy Framework 2012.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Proposed Elevations Plan: Drawing RD.3794.02.A  
Email Confirming Parking Situation: Received 05.07.2017  
Block Plan: Drawing No 3794-04  
Proposed Block Plan: Drawing No 3794-05  
**Reason:** - To ensure provision of a satisfactory development.