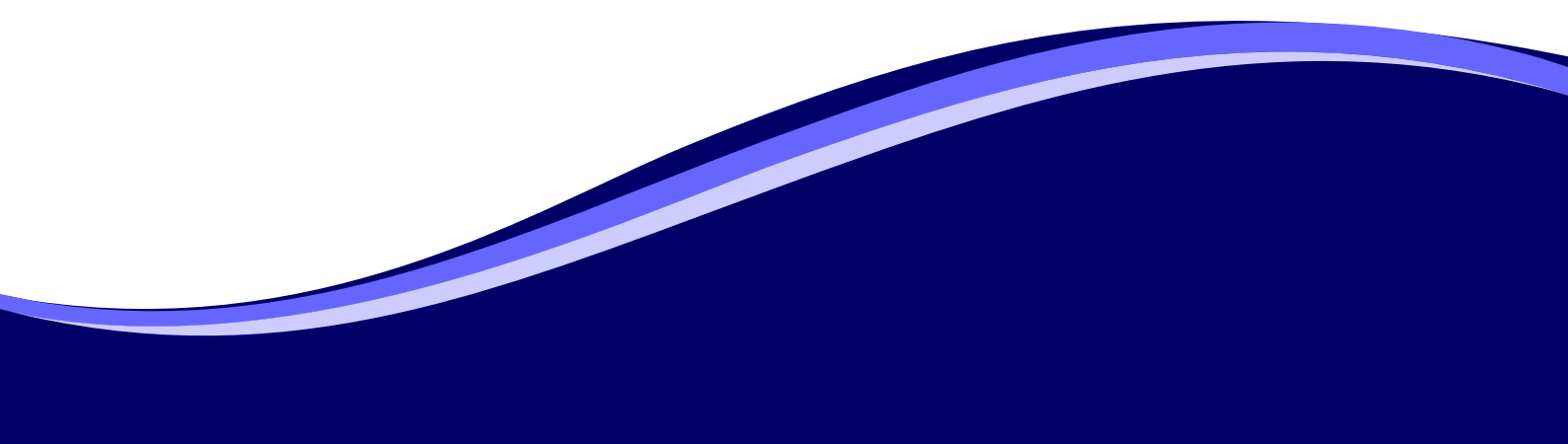


Planning Statement

The Wellington Public House,
73 London Road,
Waterlooville,
Havant
PO7 7EX

Demolition of existing public house.

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1 Introduction

Document type:

Planning Statement (required by Town and Country Planning (Development Management Procedure) (England) Order 2015)

Site Address:

The Wellington Public House, 73 London Road, Waterlooville, Havant, PO7 7EX

Proposal:

Demolition of the existing building.

Application type:

Prior Approval application

Client:

M Forfar Limited

Author:

Mr D. Howells BA (Hons). BTP. MRTPI

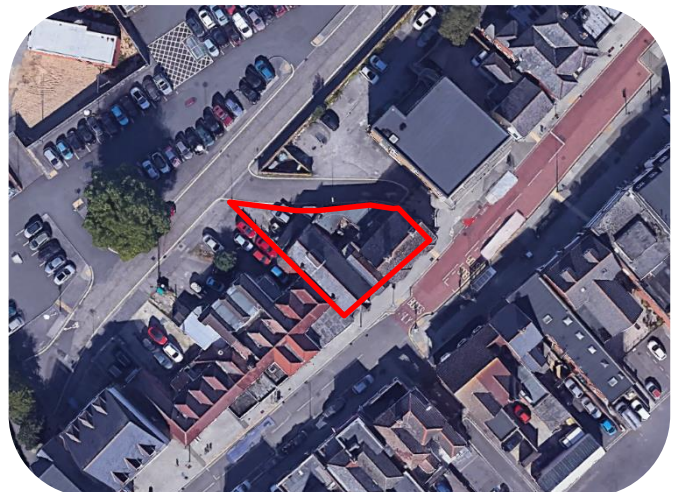
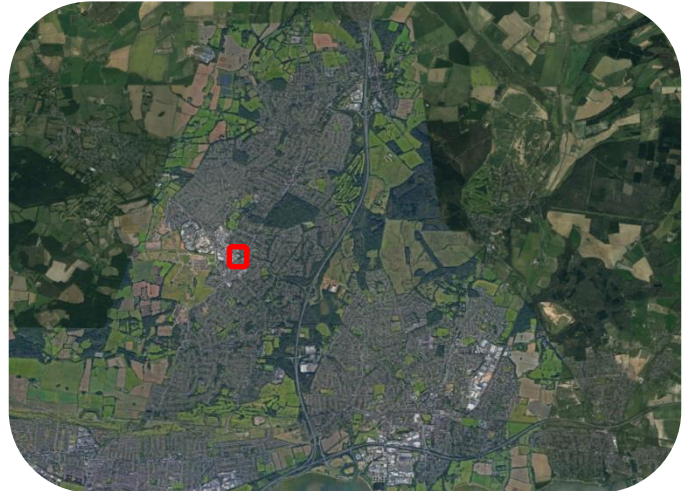
Checked:

Mr M. Annen BSc MSc MRPTI (Director)

Date:

March 2017

Location:



2 Background

The Site

Use

The site is currently occupied by a former public house (Use Class A4) known as The Wellington.

Built form

The building occupies a corner location, within the town centre. The main building is a 2 storey building beneath a pitched roof. To the side there single storey pitched roof extensions.

The built form is constructed us brick with timber windows. To the rear there is a service yard and open parking area.

Landscape

Hard landscaping to the rear of the site, used for servicing and parking provision.

Access

Vehicular access from Chapel Lane and Swiss Road.



Former Wellington Public House



Former Wellington Public House



Rear of Former Wellington Public House

The Surroundings

Character Overview

Town centre location so mixed character of commercial activities on the ground floor, with residential accommodation positioned on the upper floors.

Use

Commercial uses (A1-5) and Residential (Use Class C3) above.

Amount

High density area.

Layout

Buildings tend to abut the back edge of the adjoining footpaths with areas to the rear used for parking provision.

Scale

Buildings tend to be 2-3 storey housing, some having pitched roofs, other flat roof character.

Landscape

Hard landscaping to the side and rear of buildings, often used for car parking and service provision.

Access

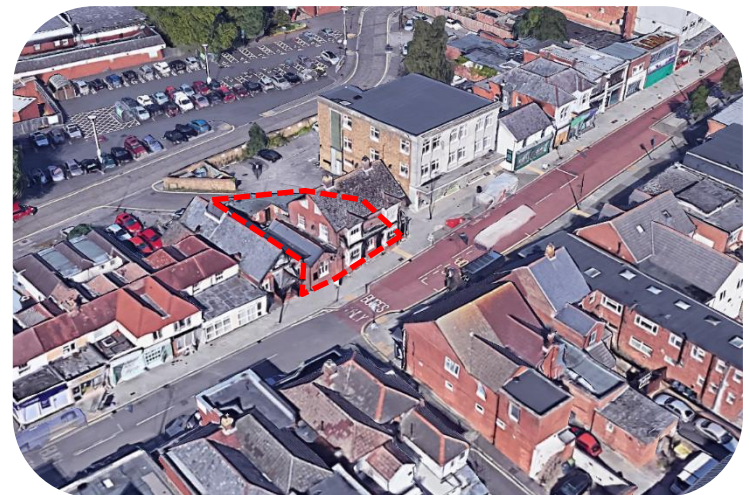
Foot & Cycle: access to the town centre.

Public Transport: easy walk to town centre and links to elsewhere in Waterlooville.

Car: Good existing access to highway network via the surrounding transport network.



Neighbouring building



3D Modelling (Source: Google Earth)



3D Modelling (Source: Google Earth)

3 Justification of Demolition

Need for Demolition

The former Wellington public house has been purchased by the applicant and will be redeveloped (subject to planning permission being granted) for a mixed commercial scheme with residential development above. The submission of that planning application is expected shortly.

To avoid the opportunity of squatters inhabiting the building prior to that redevelopment being commenced, it is proposed to demolish the building. Doing so will also prevent the exterior of the building being vandalised and windows smashed, which could lead to detrimental harm to visual amenities of the town centre itself.

The Wellington public house is not a designated assets of community value, and therefore the applicant wishes to exercise his right to demolish the building under Part 11 of the General Permitted Development Order.

The proposed method of demolition shall be by hand, due to the restricted size of the site and the need to safeguard passer-by's from falling debris. The site will be hoarded and safety netting erected to Health & Safety Regulation standards so no harm to members of the general public shall occur.

Debris and rubble will be transported off the site, by the contractor employed and disposed off in a responsible and sustainable method, which could include reuse of building materials.

Material Considerations

There are no material considerations which would count against the proposal.

Conclusion

As the Prior Approval should be supported by the Local Planning Authority.