
Site Address: The Wellington Public House, 73 London Road,
Waterlooville, PO7 7EX

Proposal: Proposed partial demolition of rearward extension and carry out internal alterations, external alterations to include front & rear dormers to main roof slopes of existing building to provide 4no. number serviced apartments, and erect a proposed first / second floor side extension to provide 4no. flats. Retention of pub at ground floor.

Application No:	APP/17/01355	Expiry Date:	15/02/2018
Applicant:	M Forfar Limited		
Agent:	Mr Howells	Case Officer:	Lewis Oliver
	Pure Town Planning		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is currently occupied by a former public house (Use A4) The Wellington. The building occupies a prominent corner location on London Road and Chapel Lane and is within the defined town centre of Waterlooville. The main building is a 2 storey building beneath a pitched roof. To the side and rear there are single storey extensions, which vary in design, scale and massing, and are highly visible along Chapel Lane. To the rear there is a service yard and open parking area.

The surrounding area is of a mixed character of commercial uses on the ground floor, with residential accommodation on the upper floors. The buildings are of 2-3 storeys in height, with some having pitched roofs, and others have flat roofs. These buildings tend to abut the back edge of the adjoining footpaths with areas of hardstanding used for parking and servicing provision.

2 Planning History

97/54369/002 - Externally illuminated and non-illuminated signs on front, side and rear elevations of building, PERM,26/01/1998

03/54369/003 - Display of 1 No. externally illuminated projecting sign, 1 No. externally illuminated fascia sign and 2 No. internally illuminated poster case signs all to the south east elevation., PERM,07/08/2003

07/54369/004 - Retention of lantern roof over part of courtyard., PERM,18/01/2008

APP/11/00062 - Display of 1No. illuminated fascia sign to rear, 1No. hanging sign, 9No. non-illuminated fascia signs, 8No. floodlights (6No. to the front elevation and 2No. to the rear elevation), 1No. new lantern to front entrance and refurbish 1No. existing half lantern to rear. , PERM,23/03/2011

APP/17/00282 - Application to determine whether prior approval is required for the demolition of The Wellington Public House and any proposed restoration of the site., Prior approval not required,12/04/2017

APP/17/00442 - Demolition of the existing building and the erection of a 3 storey building comprising a retail outlet on the ground floor with associated rear service and parking, with 4 no.1 bedroom and 4 no.2 bedroom flats above., REF,28/06/2017 for the reason:

The proposal, by reason of its scale, mass and design is considered to be excessive and inadequately related to the scale, character and design of surrounding development. It would constitute an incongruous and strident form of development, out of keeping with its surroundings, which would have a significant adverse impact on the appearance and character of the area. As such it is contrary to national and local planning policies for the area, in particular the National Planning Policy Framework 2012 and policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

The subsequent appeal was dismissed on 1/12/17 for the following reasons:
I consider that the proposal would be of excessive scale and mass, which would result in an incongruous and over-dominant appearance, out of keeping with the general scale and form of development in the area. Consequently, I conclude that the proposed development would harm the character and appearance of the area. It would therefore conflict with Policy CS16 of the adopted Havant Borough Core Strategy 2011 (the CS), which sets out criteria for high quality design including by identifying and responding positively to local character in terms of height, massing, and plot widths and depths, and contributing to the improvement of the public realm. This policy pre-dates the National Planning Policy Framework (the Framework) but I consider it to be generally consistent with the good design aims of the Framework and I have afforded it substantial weight in this appeal.

3 Proposal

The proposal is for the partial demolition of rearward extension and carry out internal alterations, external alterations to include front & rear dormers to main roof slopes of existing building to provide 4no. number serviced apartments, and erect a proposed first / second floor side extension to provide 4no. flats. The proposal also includes the retention of pub at ground floor. This scheme has evolved following significant pre-application engagement with the applicant, following the previous dismissed appeal, which has included detailed advice from the Council's Conservation Consultant.

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)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS4	()
CS9	(Housing)

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

Building Control, Havant Borough Council

Public Sewer appears to be within 3m of the rear extension Consult with Southern Water Services regarding exact location

Storage of waste bins appear to comply with 30m rule (carrying) Please ensure this is the case under Approved Document H6 requirements including waste bin sizes and storage facilities

Compliance with Approved Document B regarding means of escape should be indicated in any Building Regulation drawings

Glazing and timber cladding on elevation walls within 1m of boundary should comply with Approved Document B requirements (re each compartment)

Sound proofing between floors to be considered

Further issues may arise once a Building Regulation application is submitted

Conservation Officer

No Objection - subject to conditions

Crime Prevention -Minor Apps

No response

Developer Services, Southern Water

No objection subject to informative's

Highways Engineer, Development Engineer

The Highway Authority has no adverse comment to this application.

Public Spaces

No response

Waste Services Manager

No response

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: 79

Number of site notices: 1.

Statutory advertisement: 29/12/2017

Number of representations received: 1

Comment	Officer Comment
1 letter of support - Looks MUCH better - and seems a more practical and retentive use of an attractive and historic building for both providing additional accommodation AND retention of the pub!... to hopefully breathe some new life and atmosphere back into that end of Waterlooville centre.. there's hundreds of new residents near the Town Centre... If the pub is fair to decent - perhaps a Weatherspoon's clone, as they seem to unfailingly draw people into the most unlikely locations! - several friends and myself will be supporting it as much as possible..	

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) Nature of development
- (iii) Impact upon the character and appearance of the area
- (iv) Impact upon residential amenity
- (v) Impact on highways and parking

(i) Principle of development

The application site is situated within an urban area and the town centre of Waterlooville, where further development for residential is considered acceptable subject to the usual development control criteria.

Policy DM2- Protection of Existing Community Facilities and shops of the Core Strategy, requires the retention of communities facilities (pub uses fall into this category), unless it could be demonstrated that the pub had been actively marketed and that it was no longer viable for their authorised use or any other use, which would provide a beneficial facility to the local community.

The Government amended the General Permitted Development Order (GPDO) on 23rd May 2017, to remove permitted development rights in relation to demolition of pubs (class A4 use), in recognition of concerns raised by communities and stakeholder's across the country regarding this process, which allowed for Pubs to be demolished without the loss of this facility being assessed in a planning application.

The amended GPDO now means that planning permission would be required for any redevelopment/demolition of public houses. However the previous application for this site APP/17/00282, which was to determine whether prior approval is required for the demolition of The Wellington Public House and any proposed restoration of the site,

was considered under the previous GPDO prior the 23rd May 2017. Prior approval was subsequently granted for the demolition of this building on 12/3/17, with a condition that the prior approval allows for the demolition within one year of the date of this decision.

The government published accompanying transitional arrangements, to provide guidance regarding decisions that had been made before the Order came in. The arrangements advise that where the developer has secured prior approval before 23rd May, that the development is carried out in accordance with the terms of the permitted development rights before withdrawal of the Amendment Order. Therefore in this case the demolition can be carried out until 12/4/18, in accordance with the approved details. However following detailed discussions with the applicant through pre-application discussions, following the dismissed appeal, this application now proposes the retention of the Public House, as such this is a significant benefit to the wider area and would retain this community facility.

The primary objective of the National Planning Policy Framework (NPPF) is to increase delivery of sustainable growth and development. It is about delivering growth that is not to the detriment of future generations. This positive growth should perform an economic, social and environmental role and should be allowed to go ahead, without delay. The NPPF requires local development plans to take local circumstances into account and meet the objectively assessed development needs of an area. When making decisions on planning applications, this presumption means that development proposals that accord with the development plan should be approved without delay; but where the development plan is out-of-date, permission should be granted unless the adverse effects of doing so would significantly outweigh the benefits.

Specifically to this application, the National Planning Policy Framework (NPPF), Paragraph 61 advises that 'although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment'.

(ii) Nature of development

The application seeks 4 dwellings which equates to approximately 108 dwellings per hectare (dph). Core Strategy policy CS9 states that planning permission will be granted for housing proposals which (amongst other matters) 'Achieve a suitable density of development for the location, taking account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form'.

Supporting text of the Core Strategy paragraph 6.21 provides further guidance stating that:

The density of new housing will depend on its design and appropriateness to its location. As a guide the following minimum density thresholds have been developed using the Havant Borough Townscape, Landscape and Seascape Character Assessment and the levels of accessibility to a range of facilities:

High Density - Minimum of 60 dwellings per hectare

Medium Density - Minimum of 45 dwellings per hectare

Low Density - Up to 45 dwellings per hectare

Under this assessment, the density of development can be considered to be within the High Density category. This is considered to be appropriate given its highly sustainable location within Waterlooville town centre. However there is a need to

consider whether the development would meet the environmental dimension of the NPPF, in terms of the impact on the character and appearance of the area, this is considered below.

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

The existing public house is not statutorily or locally listed, although it is of architectural and historic merit. Together with its setting within the site the building does make a positive contribution to the character and appearance of the street scene. The building is constructed of Flemish bond brick work with burnt headers and has a traditionally pitched clay tile roof. There are two square bays which are nicely detailed with sash windows, dental details. The Wellington Inn started its days in around 1861. It was built for the sum of £1,000, at the junction of London Road and Chapel Lane. It is the oldest surviving public house in Waterlooovile. To the left of the inn stood the Wellington Club Room and Billiard Saloon now part of the main Public House.

As has been outlined this proposal was subject to significant pre-application discussions, with the LPA's own Conservation Consultant and the applicants. The proposal will retain the public house on the ground floor, with storage and services areas positioned to the rear. Above the public house, accessed from a central stairwell, 4no .apartments to be used under the 'Airbnb' format and to the side a 2 storey extension, above the existing billiards room is proposed to form 4no .additional flats . Alterations to the room are also proposed in the form of dormer windows on the front and rear elevations.

Therefore the submitted proposals which show that the building is to be largely retained with its use on the ground floor are acceptable and would largely conserve the character and appearance of the building and retain the towns streetscape, for which this building makes a positive contribution towards it. Above the existing billiard room a 2 story extension will be constructed to allow for a further 4 flats and staircase. The proposed two storey rear/side extension is considered to be subservient to the main historic building and would not appear dominant or out of keeping with the character and appearance of the area. The design also respects the character of the existing building and will appear as a sympathetic addition. In overall conclusion on this matter the proposed development, including the retention of the historic building, is considered to conserve the character and appearance of the area, and as such has overcome the reason for refusal of the previous application and the subsequent dismissed appeal.

(iii) Impact upon residential amenity

Given the proposed layout, relationship and degree of separation from neighbouring properties it is not considered that the development would have a significant adverse impact on the amenities of neighbouring properties with regard to loss of sunlight/daylight, overlooking or overbearing impact.

(iv) Impact on highway/parking

The application does not provide any parking for the proposed for the residential element of the scheme and 2 car parking spaces for the existing use. The Havant Borough Residential Parking and Cycle Provision SPD identifies Waterlooovile Town Centre to be a highly accessible location where reduced or even zero standards of vehicle parking provision can be considered in order to maximise the use of land and discourage use of the private motor vehicle, and the proposals are considered to be consistent with the aims of the SPD.

In terms of cycle parking, the submitted plans and documentation confirms the intention of the development to accommodate cycle parking provision in accordance with the adopted standards of the Havant Borough Residential Parking and Cycle Provision SPD. The Highway Authority has not objected to the application and it is considered that the highways, traffic and parking arrangements can be secured in are satisfactory for the site as a stand-alone development.

(v) Developer contributions

The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20th February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £80 (plus indexation) per square metre on new floorspace (measured as gross internal area) in Waterlooville.

It is considered that there is a CIL liability for this site. A credit can be given for the existing floorspace of the dwelling within the site and therefore only the additional floorspace is CIL liable. The agent has completed the CIL planning form and confirmed that the net additional gross internal floor space will be 188sqm and as such this will require a CIL payment of £xxxxx. The applicant has been advised of this sum accordingly.

This development would increase the number of dwellings within the 5.6km zone identified as significant in potentially increasing recreational pressure on the Solent SPA. Natural England's advice in regard all new housing development within this zone is that it is likely to have a significant effect on the SPA. The measures of mitigation adopted by the LPA in April 2016 requires a payment of £181 per dwelling (plus admin and monitoring fee) to the Solent Disturbance Mitigation Project. The applicants have made the necessary planning obligation and returned the associated paperwork. As such the appropriate financial contribution has been secured.

(vi) Drainage

It is considered that the site can be suitably drained.

8 Conclusion

In overall conclusion on this matter the proposed development, including the retention of the historic building, is considered to conserve the character and appearance of the area, and as such has overcome the reason for refusal of the previous application and the subsequent dismissed appeal.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01355 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:
898 2 SURVEY - ELEVATIONS
898 5 PROPOSED GROUND AND FIRST FLOOR LAYOUTS
898 6 PROPOSED SECOND AND BASEMENT LAYOUTS
898 7 PROPOSED SOUTH EAST ELEVATION
898 8 PROPOSED NORTH EAST ELEVATION
898 9 PROPOSED NORTH WEST ELEVATION
898 10 PROPOSED SOUTH WEST ELEVATIONS
898 11 PROPOSED SITE SECTION
898 12 PROPOSED BLOCK AND LOCATION PLAN
Reason: - To ensure provision of a satisfactory development.
- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) 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.
- 4 Prior to the commencement of development details of the siting of the meter boxes and flues are to be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure that the development conserves the character and appearance of the area in accordance with policy CS16 of the Havant Borough Core Strategy 2011.
- 5 No work (other than works of demolition) shall start until further details of all proposed doors and windows have been submitted to and approved in writing by the Local Planning Authority. The door and window details to be submitted shall include:
a) a 1:20 plan, section and elevation shown in relation to the opening into which it is to be set,
b) full size glazing bar section,
c) the method of opening and external finishes, and
d) manufacturers' details.
All work shall be carried out in full accordance with such approval and be retained thereafter.
Reason: To ensure the detailing is appropriate to this key site within the Waterlooville Town Centre and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.