

premises incorporating a new fire escape route and 3m fence., WD,23/11/1994
92/50782/010 - Externally illuminated fascia signs to front and western side of building and non - illuminated totem sign., PERM,25/02/1993
92/50782/007 - Externally illuminated fascia sign to front and side elevations and internally illuminated free standing entrance/exit signs., WD,23/11/1992
92/50782/008 - External alterations to N.East and N.West elevations and alterations to parking area to enable sub-division into two units., PERM,26/11/1992
93/50782/013 - Proposed external canopy and entrance lobby., PERM,
03/50782/024 - Construction of a 2m high brick wall with timber gates to the north of the premises and the creation of a additional storage area within the existing compound., PERM,01/09/2003
APP/16/001029 - Display of 1No. replacement internally illuminated box sign; 2No. sets of non illuminated individual letters; 1No. non illuminated aluminium pan; 1No. existing internally illuminated sign box to have replacement flexible skin; replacement panels to existing non illuminated double sided free standing sign and replacement skins to existing internally illuminated double sided free standing sign. PERMITTED 01/12/2016

3 Proposal

New Showroom Window. New Covered Trolley Park. Colour change of window frames, cladding, rain-water-pipes, security bollards, canopies and handrails from blue to grey (RAL:5008).

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 38

Number of site notices: At least one site notice exists - 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) Design and impact upon the streetscene and residential amenity
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The site also falls within the identified Town Centre of Waterlooville by Policy CS4 as well as an area identified for Regeneration by Policy CS6. Since the proposal maintains the retail use of the site within the town centre and seeks to upgrade the appearance of the building then there is no objection in principle to the proposed works.

(ii) Design and impact upon the streetscene and residential amenity

The proposed alterations to the existing building include the insertion of a new showroom window at the south-eastern end of the building, the far side of the entrance. This would balance with the 'dummy' window at the other end of the site and is a significant distance from Rockville Drive to have no detrimental effect on the streetscene. The other biggest visual change would result from the change in colour - the existing bright blue of the cladding at the upper levels of the building, and window frames are to be repainted grey. This would be more subdued and visually appropriate.

The alterations also include the insertion of a row of security bollards at the edge of the car park, and a new covered trolley park which would be sited within 2 existing car parking spaces. This would result in the loss of 2 car parking spaces for the site, but this loss would be insignificant compared to the overall size of the car park. The row of bollards is likely to lead to a more protected area for the outside display of goods, but this is not inappropriate to a site of this scale.

The proposed alterations would not affect the nearby residents who are generally well screened from the site.

8 Conclusion

Given the scale of the building and site, the proposed alterations are minor and would result in a visual improvement to the site, considered compliant to Policies CS4, 6 and 16. No specific conditions are considered necessary, and since the materials are changing, then the standard matching materials condition is not necessary in this instance. Accordingly the application is recommended for permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01135

(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:

Planning Drawing 6: Location Plan Drawing No SBD/16/2042/P6

Covered Trolley Park Drawing No SBD/15/WICKES/001

Planning Drawing 1: Existing Site Layout Drawing No SBD/16/2042/P1

Planning Drawing 2: Existing External Elevations Drawing No SBD/16/2042/P2

Planning Drawing 3: Proposed Site Layout Drawing No SBD/16/2042/P3

Planning Drawing 4: Proposed Alterations to External Elevations Drawing No SBD/16/2042/P4

Planning Drawing 5: Block Layout Drawing No SBD/16/2042/P5

Reason: - To ensure provision of a satisfactory development.