

DELEGATED OFFICER REPORT

Site Address: 8 Wellington Retail Park, 2 Hambledon Road,
Waterlooville, PO7 7FG
Proposal: Subdivision and external alterations to Unit 8 comprising the removal of
existing entrance and replacement with two new entrances, additional changes to
fenestration and doors, and associated works.
Application Type: Full Planning Permission
Application No: APP/24/00554 Expiry Date: 14/09/2024
Applicant: Corona Vulcan Wellington
Limited
Agent: Mr Manners Case Officer: Denise Sheath
Montagu Evans
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

Wellington Retail Park is located to the west of Waterlooville town centre. The park consists of a number of large superstores with car parking to the centre of the site. The stores are of steel frame construction with feature canopies over the main entrances.

2 Planning History

01/54013/005 - 2 illuminated fascia signs and 3 non illuminated poster signs to front elevation. NFA - 02/11/2012
APP/14/01247 - Installation of 1No. new display window to front elevation. PERM - 20/01/2015
APP/15/00380 - Display of 2No. illuminated fascia signs; 2No. existing non-illuminated fascia signs recovered to match. PERM - 22/05/2015
APP/24/00501 - Application for Variation of Condition 2 of Planning Permission
APP/23/00661 relating to external alterations to elevations. PERM

3 Proposal

Subdivision and external alterations to Unit 8 comprising the removal of existing entrance and replacement with two new entrances, additional changes to fenestration and doors, and associated works.

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

CS2	(Employment)
CS4	(Town, District and Local Centres)
CS6	(Regeneration of the Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM21	(Shopfronts, Signs, Security Shutters and Advertisements)
AL3	(Town, District and Local Centres)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

County Minerals

No comments received

Environment Agency

No comments received

Portsmouth Water Company

Portsmouth Water have reviewed the application and associated documents for application reference APP/24/00554 and have no concerns regarding impacts to groundwater quality. Therefore, we do not recommend any planning conditions to be included on the planning permission.

Further Response Following Reconsultation:

Portsmouth Water have reviewed the re-consultation request for application APP/24/00554 and have no concerns regarding impacts to groundwater quality given the small nature of the development and that the site is situated on a substantial amount of clay which provides some protection for the underlying aquifer.

Highways Authority

Thank you for your consultation on the above planning application. The Highway Authority wish to make the following comments.

It is understood that the applicant is seeking consent to subdivide unit 8 into two separate units along with various external alterations to facilitate the creation of 2 units. It is also understood that the applicant is not seeking consent to change the use of the existing unit as a result of these proposals.

Having regard to the above the Highway Authority therefore provide no objections to this planning application. Should however the proposals also seek to vary the use class of the units as a result of the subdivision then the Highway Authority should be reconsulted for further comment.

Planning Policy

Thanks for consulting the policy team.

The application seeks to vary a historic condition which was imposed at a time the retail park (including the application site) did not form part of the town centre boundary.

The Council has since adopted the 2014 Allocations Plan which defines the application site as falling within the town centre, and within a primary shopping frontage.

As the subdivision would help to retain an active ground floor frontage this would be supported in policy terms.

Economic Development

No comments received

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: 9

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 residential amenity/ Retail Park

(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.

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

7.3 The proposal is to alter the external appearance of shop front at Unit 8 Wellington Retail Park. The alterations will include removing the existing single front entrance and signage feature. The proposal will include the division of Unit 8 into 2No. retail units (Unit 8a and 8b as shown on the plans submitted). The proposed alterations would include the installation of 2no. front entrances with signage board directly above the new entrance doors as well as 1No. signage feature with support columns above the entrance to each of the units.

The existing single entrance to Unit 8 would be replaced with glazing to match the existing units within this section of Wellington Retail Park. The proposed alterations to the shopfront are considered to enhance the existing facade which would result in the units having a more active frontage.

It should be noted that the site is currently vacant. As such the unit is clearly currently at present failing to add to the economy or vitality of the Town Centre. The proposed division of the unit would create a smaller retail accommodation that would appeal to a wider range of operators, therefore reducing the likelihood of vacancy and improving the vitality and ability of the Town Centre, Wellington Retail Park and surrounding retail areas.

- 7.4 Part of the proposal include alterations to the rear (north) elevation which would comprise of the removal of the existing roller shutter and access door to be replaced with a single access door, similar to the rear access arrangements along the rest of the terrace of units.
- 7.5 The last element of the proposal will include the installation of new bollards to surround each of the entrances and the relocation of one of the cycle hoops very slightly to the northwest to facilitate the installation of the new bollards, these amendments would ensure continued pedestrian safety from the pedestrianised area.
- 7.6 It is therefore considered that the proposed development is acceptable, meeting the requirements of policy DM21 of the HBLP (Allocations) and policy CS16 of the HBLP (Core strategy). It is judged that the scheme would not result in an adverse impact on the visual amenity of the Retail Park or locality.

(iii) Effect on neighbouring properties

- 7.6 The proposal results in a similar type of development to other units in the retail park and there are no residential properties adjacent to the site only industrial units. 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 commercial units immediately adjacent to the application site and the industrial units located to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Highway impacts

- 7.7 The proposed changes to the internal layout would slightly reduce the retail floor space by dividing Unit 8 into 2No. units this amendment is not considered to impact the required parking requirements to Wellington Retail Park. The development is therefore considered acceptable in terms of impacts on the highway.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character and appearance of the area and is acceptable in terms of impacts on the highway and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00554 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:

Letter Detailing Proposed changes and Justification of Proposed Development
- Received 18 October 2024

Location Plan - Drawing No. 384-PL000.P1 - Received 22 July 2024

Existing and Proposed Block Plans - Drawing No. 384-PL100-P2 - Received
09 September 2024

Existing and Proposed Floor Plans - Drawing No.384-PL101-P2 - Received
09 September 2024

Existing and Proposed Elevations - Drawing No.384-PL102-P2 - Received 09
September 2024

Reason: To ensure provision of a satisfactory development.

- 3 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.