
Site Address:	296 London Road, Waterloooville, PO7 7HL		
Proposal:	First floor grills to be increased in size at rear elevation. Installation of 2No. new grills on side elevation. Replace VRV units for new.		
Application No:	APP/16/00392	Expiry Date:	28/06/2016
Applicant:	Miss Corchuelo Santander		
Agent:		Case Officer:	Harriet Pitney
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a two storey, mid terrace building, with a flat roof. At ground floor is a commercial unit currently occupied by Santander.

The shop front currently comprises a clear glass frontage incorporating an existing ATM and an entrance doorway. Above the shop front is a red fascia sign with white lettering incorporating the Santander logo. The building is sited in a pedestrianised area of Waterloooville Town Centre with no vehicular access.

The rear of the application site (subject of this application) fronts Dukes Walk Service Road and is sited within an industrialised location. The rear of the unit comprises brick built elevations with a flat roof at first floor level enclosed by a galvanised steel means of enclosure. There is a stairway to the rear to enable access and is secured with a steel gate at first floor level approximately 1.8 metres in height.

The building to the north/east is occupied by Superdrug and the building to the north/west is occupied by Boots. The surrounding area is of a medium-high density with predominantly retail and community uses.

2 Planning History

91/56517/000A - Proposed shop front alterations, PERM, 11/03/2002

91/56517/000B - Single storey rear extension, REF,

94/56517/004 - Rear extension to existing premises and provision of car parking, PERM, 04/08/1994

94/56517/005 - New shop front including re location of ATM and re located entrance for disabled use., PERM,

94/56517/006 - Internally illuminated fascia and projecting signs., PERM,

93/56517/003 - Single storey rear extension, REF,

91/56517/001 - Internally illuminated letters applied to fascia., PERM,

91/56517/000 - Single storey rear extension, REF,

04/56517/007 - Retention of 1No. Static internally illuminated shop fascia sign and 1No. static internally illuminated projecting sign to the front (north west) elevation., PERM,20/04/2004

05/56517/008 - Display of internally and externally illuminated fascia sign fronting London Road., PERM,30/06/2005

05/56517/009 - Retrospective display of externally illuminated projecting sign fronting London Road., PERM,17/01/2006

APP/16/00382 - Installation of 46" tv screen depicting various Santander advertisements., PERM,20/05/2016

3 Proposal

This application is for the increase in size of the first floor grills to the rear elevation, the installation of 2 No. new grills on the side elevation and the replacement of the existing VRV units for new.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager, Community Group

The Councils Environmental Health Team do not have any adverse comments with regards to the installation or the replacement heat recovery/condenser units.

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: 3

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No objections received.

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 streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable in principle subject to the usual development control criteria.

(ii) Impact upon the streetscene

Whilst some of the proposed alterations would be visible from the public realm, it is considered, given the sites location with an industrial setting, that the proposal would be unlikely to affect the character of the streetscene and would not result in an adverse impact on the visual amenity of the locality, which complies with Policy CS16 of the Havant Borough Council Core Strategy.

(iii) Impact upon residential amenity

The site is located within a commercial setting, with industrial uses to the rear. The application site is set a significant distance away from residential development and is therefore unlikely to have a negligible impact on nearby residents. The proposal is therefore considered to be in accordance with Policies CS16 and DM10 of the Havant Borough Council Core Strategy.

It is important to note that the equipment subject of this application already exists to the first floor level of 296 London Road. This application is therefore seeking to alter, maintain and replace the existing equipment. No objections have been received in relation to this application.

8 Conclusion

The proposal is considered to be of a scale and appearance that is appropriate to the commercial nature of the site and would not result in any unacceptable harm to the character and appearance of the area or result in a detrimental impact on neighbour amenity. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00392 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 Compulsary Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site plan and block plan (drawing number: LR-0485-SP-PL)- received 15th April 2016

Existing and proposed elevations (drawing number: 0485/MO3 A)- received 15th April 2016

Technical data- received 15th April 2016

Reason: - To ensure provision of a satisfactory development.