

Recommendation: **GRANT PERMISSION**

00/58078/004 - 6 sector antennas and 1 dish on steel supports, associated feeder cabling and safety hand railing, INV,
00/58078/003 - Application to determine whether prior approval is required for the erection of three dual polar antennas on the roof, WD,04/04/2000
99/58078/001 - New shopfront, PERM,12/10/1999
99/58078/002 - Internally illuminated double sided projecting sign and internally illuminated fascia sign to front (west) elevation, PERM,12/10/1999
09/62748/013 - Variation of Condition No. 2 of Planning Permission 04/62748/010 to allow market vehicles to leave the pedestrian precincts no earlier than 1600 hours and the site should be cleared by 1730 hours., PERM,15/01/2010
GEN/14/00234 - Notification - Installation of 2No. 0.3m dishes., ,12/03/2014 11:52:31
APP/22/00741 - The creation of new windows, 2 dormers and external alterations to front elevation., PERM,17/11/2022
APP/22/01165 - Prior Approval for development consisting of a change of use of a building and any land within its curtilage from Class E (commercial, business and service) to Class C3 (dwellinghouses) to form 17 apartments at first and second floor levels., PANN,14/04/2023
GEN/23/00213 - Proposed rooftop upgrade with telecoms, UNK,
GEN/23/00337 - Telecoms Consultation for Proposed rooftop upgrade., ,
APP/23/00403 - Installation of 9No windows including 2No on south elevation, 4No on west elevation and 3No on east elevation., PERM,05/07/2023

APP/23/00424 - Proposed Rooftop upgrade to the existing telecommunications installation. Existing 6No. Antennas to be removed. Proposed installation of 6.0m High Swann CS5S Tower with 2.0m Headframe c/w 6No. Antennas and associated ancillary works. Existing 1No. GPS Module to be relocated to new Swann Tower. , PERM,26/07/2023

APP/23/00528 - Prior Approval for development consisting of a change of use of a building and any land within its curtilage from Class E (commercial, business and service) to 1No. flat Class C3 (dwellinghouses)., PAYA,22/09/2023

GEN/23/00967 - Waterloooville Town Centre Masterplan Area, UNK,

GEN/23/01091 - Installation of mobile phone base station.

, INV,

GEN/24/00123 - NOTIFICATION UNDER THE ELECTRONIC COMMUNICATIONS CODE (CONDITIONS AND RESTRICTIONS) REGULATIONS 2003 (AS AMENDED) TO UTILISE PERMITTED DEVELOPMENT RIGHTS AT CS_12766927V, 286-288 LONDON ROAD, WATERLOOVILLE, HAMPSHIRE, PO7 7DS (NGR: E468240, N109310)

, ,23/02/2024 15:43:31

3 Proposal

The proposal consists of alterations to the front main façade of the converted building including the removal of No.1 window at first floor level and a change to finish materials previously approved under Planning Permission APP/23/00403. It is noted that this application also relates to approved plans under Planning Permission APP/22/00741.

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

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

CS4 ()

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL3 (Town, District and Local Centres)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

There do not appear to be any plans attached to this consultation so we are unable to

provide any comment.

No further comments received.

Councillor Gwen Robinson

No comments received.

Councillor Mike Sceal

No comments received.

Councillor Peter Wade

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: 23

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
<u>No comments received.</u>	N/A

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

(i) Principle of development

7.2 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 proposed works consists of two main alterations to the front façade of the building, being currently converted from commercial to residential use. It is noted that the elevations and windows have been previously approved under planning permissions APP/23/00403 and APP/22/00741, and as part of the building's change of use proposal from commercial (Class E) to residential (Class C3) under planning permission AP/22/01165, which was granted 'deemed consent'. The proposal in this

application is to remove one window at the front main elevation at first floor level and to change the previously approved materials at second floor level front façade to a grey colour Zinc standing seam cladding. These proposed alterations are considered modest in amount and size, with a discreet cladding colour and texture, thus would be in context of the main building and would not result in a harmful impact to the streetscene.

- 7.4 Considering the nature and type of the building as well as the overall design of the neighbouring area, it is deemed that the proposed works are appropriate and would not result in an adverse impact on the character of the building and the visual amenity of the locality responding to the requirements of Havant Borough Design Guide SPD and Policy CS16 of Havant Borough Local Plan (HBLP) Core Strategy (2011).

(iii) Impact upon residential amenity

- 7.5 The application site is located within Waterloo Town Centre. The neighbouring properties have different heights, designs and materials which are typical of a town centre. the proposed works are considered to be minor and would be mainly at the front elevation with no protruding or setting back, change of form or side or rear elevations alterations, therefore the impact to be assessed would mainly be on the properties facing the site.
- 7.6 Considering the separating distance of approximately 20 metres between the front elevation and the properties on the opposite side of the pedestrian precinct, the proposed works are deemed appropriate and would not lead to any harmful impact to the neighbouring properties facing the site.
- 7.7 Given the design and amount of the proposed development, it is considered that the proposal would not have a detrimental impact on the residential amenity of neighbouring properties. In conclusion, the proposal does not appear overbearing or lead to loss of privacy or overlooking and would have limited and acceptable impact on the immediately adjacent properties and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP Core Strategy (2011).

8 Conclusion

- 8.1 The proposal is acceptable in principle. The scale, amount and design of the proposed development would have limited and acceptable impact on the neighbours and the character of the area and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00041, 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:

JW1110-100 Site Plan and Block Plan

JW1110-125 Proposed, Approved and Existing Elevation and Floor Plans

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.