
Site Address: 286-288 London Road, Waterlooville, PO7 7DS
Proposal: The creation of new windows, 2 dormers and external alterations to front elevation.
Application Type: Full Planning Permission
Application No: APP/22/00741 Expiry Date: 11/11/2022
Applicant: Mr Schneck
 Mountley Ltd
Agent: Mr Allen Case Officer: Selina Donophy
 Allen Planning Ltd
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a brick built, three storey building located on the south east side of London Road, Waterlooville. This site is located within Waterlooville Town Centre and forms a primary shopping frontage . At ground floor level the site previously housed Peacocks retail use which has since closed down. To the rear of the site is the Dukes Walk Service Road where the building overhangs at first and second floor level.

2 Planning History

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

3 Proposal

The creation of new windows, 2 dormers and external alterations to front elevation.

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)

CS4 ()

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL3 (Town, District and Local Centres)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

The plans attached to this application are unclear on how the indicated proposed windows will affect spread of fire between buildings. Full details should be requested to demonstrate that the proposed unprotected area formed by new windows and doors is acceptable under Requirement B4 and the guidance given in Approved Document B Volume 2.

Councillor Gwen Robinson

No comment received

Councillor Mike Sceal

No comment received

Councillor Peter Wade

No comment received

Crime Prevention -Minor Apps

No comments received

Southern Gas Networks - stage 1

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed.

Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no

mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us

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: 25

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None 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 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 This proposal comprises the creation of new windows, 2 dormers to the front elevation and external alterations to front elevation (north west facing). There would be several windows located at all floors to both side elevations, with windows set back from the front and rear to the south west side elevation and to the north east elevation the top floor windows which would be smaller in size would also be located further toward the front and rear of the side elevation. To the front elevation facing the shopping area two dormer windows are proposed to the second floor - other alterations are also proposed to the front elevation with windows added to the first floor alongside cladding. A new set of doors would be added at ground floor. The windows to the rear elevation would be replaced with additional windows inserted.
- 7.4 The existing front facade fronting the shopping area is currently formed from metal cladding in white - the proposed cladding would be Equitone (Tectiva) in colour linen. There is a mix of materials used at first floor height in the immediate vicinity and the proposed cladding is not considered to result in harm to the streetscene. The windows and dormers also proposed to the front are also deemed to be acceptable additions. As the side windows would be mainly set back (notably on the south west side which is more publicly visible) they would not be highly visible from the shopping area and impact on the character of the area is concluded to be acceptable.
- 7.5 The applicant has not confirmed what the reasoning for the alterations are. However any changes of use outside of the existing use class would require a separate permission/prior approval which would be considered on its own merits. It is generally not good design or planning practice to install windows that would face directly onto and take light and outlook directly across land outside of the applicant's control. The implications of doing so could compromise development opportunities within neighbouring sites. The LPA is however, unaware of any such proposals on adjoining land and, on this particular occasion, it is considered that an objection on the grounds of compromising development opportunities on adjoining sites could not be sustained.

(iii) Impact upon residential amenity

- 7.6 To the south west of the application site there are buildings which back on to the site the full length of the side elevation of the application building. There are six windows which are located to the rear of no 7 Stakes Hill Road , 3 of which serve a landing and 3 which serve bedrooms of the apartments located within the building on three of the floors. The applicant has confirmed the windows facing back toward the windows in question would be obscure glazed with only top opening lights to remove any potential for overlooking back towards these windows.
- 7.7 To the north east side elevation there are a couple of windows on the side elevation of no 292-294 London Road however a planning history search shows these windows are not in residential use therefore there is not considered to be overlooking to this side.
- 7.8 To the rear is the roof top of the rear commercial building - no overlooking impact has been identified.

- 7.9 To the front is a 20 metres separation distance which is considered to be an acceptable separation distance between the buildings which is considered a reasonable separation gap to reduce any potential overlooking.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00741 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:

MATERIALS CONFIRMATION EMAIL UPLOADED ON THE 14.11.2022
104 REV E AMENDED - PROPOSED ELEVATIONS
102 AMENDED - PROPOSED FLOOR PLANS
100 AMENDED - LOCATION & BLOCK PLAN

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.

- 4 The 12 windows installed to the south-west elevation and labelled as 'obscured glass..' on the approved plan '104 REV E AMENDED - PROPOSED ELEVATIONS' shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and shall thereafter be permanently retained as such. For clarity, this shall apply to the entirety of each window opening within the building, and not just the individual window elements identified with arrows.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

