
Site Address:	Mcdonalds Restaurants Ltd, 2 Waterloo Park, Elettra Avenue, Waterloooville, PO7 7TZ		
Proposal:	Minor alterations to elevations to include a new access door with associated works to the site.		
Application No:	APP/21/01240	Expiry Date:	28/12/2021
Applicant:	McDonald's Restaurants Ltd		
Agent:	Mrs Carpenter	Case Officer:	Graham Speller
	Planware Limited		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on Elettra Avenue and is bounded by Silverthorne Way and Hambledon Road And is occupied by Mcdonalds. The application site is surrounded by a mix of uses. To the immediate north and east, there are commercial premises, offices, warehousing and residential development and to the west is Lidl's. The site is located approximately 0.6 mile (1km) west of Waterloooville town centre.

2 Planning History

APP/16/00145 - Installation of 2No. internally illuminated totem signs., PERM,11/04/2016
APP/16/00421 - Variation of condition 8 of Planning Permission APP/16/00145 for the intensity of the illumination not to exceed 700 cd/2 for the M section of the sign., PERM,20/06/2016
APP/16/00603 - Application to determine whether prior approval is required for the method of demolition of Block E and any proposed restoration of the site., PAYA,11/07/2016
APP/20/00022 - Display of 4 No. digital illuminated freestanding signs and 1No. digital illuminated booth screen., PERM,03/03/2020
APP/21/00399 - Full application for erection of discount foodstore, drive through coffee shop and drive-through restaurant with associated car parking, service yard, landscaping, means of access and associated infrastructure, DEL, under consideration.

3 Proposal

- 3.1 Minor alterations to elevations to include a new access door with associated works to the site.

4 Policy Considerations

National Planning Policy Framework 2021
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)
CS2 (Employment)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

E1* (High quality design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No comments received.

Councillor Mike Seal

No comments received.

Councillor Peter Wade

No comments received.

Hampshire Highways

Due to the scale of the proposal and that there is no change to the vehicular access, HCC's standing advice should be referred to in the first instance. As a result, the Highway Authority will not provide detailed comments on this planning application.

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: 14

Number of site notices: At least one site notice exists

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

- (iv) Impact on highway safety
 - (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 management criteria.
- (ii) Impact upon the character and appearance of the area
- 7.3 The proposed alterations are relatively minor in nature and would not result in any adverse impact on the character and appearance of the area.
- (iii) Impact upon residential amenity
- 7.4 Due to the location of the proposed development there would be no adverse impacts on residential amenity.
- (iv) Impact on highway safety
- 7.5 The highway authority raises no objections on highway safety grounds.

8 Conclusion

- 8.1 As noted above, the proposals are relatively minor and would have limited and acceptable impact on the character and appearance of the area and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01240 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:

19121 1498 01 - LOCATION PLAN

P21-50-1498-300 – REV B - PROPOSED SITE PLAN

P21-50-1498-06 – REV C - EXISTING AND PROPOSED LAYOUTS

P21-50-1498-05 – REV A - EXISTING AND PROPOSED ELEVATIONS

Reason: - To ensure provision of a satisfactory development.