
Site Address:	127A-127B London Road, Waterloo		
Proposal:	Application for Non-material changes to Planning Permission APP/15/00078 relating to access arrangements.		
Application No:	APP/15/00972	Expiry Date:	02/10/2015
Applicant:	Churchill Retirement Living Ltd	Team:	Team 2
Agent:	Mr Chris Geddes	Case Officer:	Daphney Haywood
	Planning Issues Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

The application site fronts on to the London Road/Hulbert Road road-about, which is situated within the centre of Waterloo and comprises the former site of two detached chalet style bungalows dating from the mid twentieth century. The bungalows have now been demolished. The site, which is rectangular in shape and has an area of approximately 0.21ha is a relatively flat elevated parcel of land which falls away towards the rear.

To the north-west of the site is an industrial estate, and to the north-east is a terrace of 10 two storey houses in Freshfield Gardens. To the immediate west is a landscaped area with mature tree planting with a vehicular turning head and footpath to a subway under London Road leading to the town centre.

2 Planning History

APP/15/00078 Demolition of existing bungalows and erection of 27 sheltered apartments for the elderly, including communal facilities, access, car parking and landscaping.

APP/12/00785 Demolition of existing dwellings and erection of a part two, part three storey building comprising 26No. Category II sheltered apartments and 1No. visitor suite with 8 parking spaces. (Revised Application.) PP

APP/12/00430

Demolition of existing dwellings and erection of a part two, part three-storey building comprising 26No. Category II sheltered apartments and 1 visitor suite with 8 parking spaces. Withdrawn 27/07/12

08/72522/001

Demolition of 2No. dwellings. Erection of part 3 and part 2 storey building comprising 26No. Category II sheltered apartments with associated parking and amenity space. withdrawn 30/04/08

07/72522/000

Demolition of 2No. dwellings; erection of part 3 & part 2 storey building comprising 28 Category II sheltered apartments with associated parking and amenity space. Refused 12/07/07.

3 Proposal

Application for Non-material changes to Planning Permission APP/15/00078 relating to access arrangements, comprising a slight realignment of the access details.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS20 (Transport and Access Strategy)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Hampshire Highways No objection S278 agreement completed.

Development Engineer - Highways The Highway Authority has no adverse comment to this application

6 Community Involvement

None required

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) Highway considerations.

(i) Principle of development

As the application is for a non material amendment the principle of the development of the site for sheltered apartments is established, and the issue is whether there are any implications for the area or the site under the provisions of CS16 and CS20 by altering the alignment of the access.

(ii) Highway considerations.

The application has been submitted in response to amendments agreed under the Section 278 Agreement Mini Licence and seeks a slight change to the details of the access arrangements to reflect the Agreement. The Highways Authority has been consulted and supports the proposal. The amendment does not materially impact the proposal. The position of the accesses and the parking arrangements are not

impacted and the amendment does not raise any new highway issues.

8 Conclusion

The application relates to a small change to the access arrangements which is not considered to result in detriment and accords with Policy CS16 and CS20. Approval is recommended

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00972 subject to the following conditions

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

Site layout CRL:10072WBV:201 RevB

Reason: - To ensure provision of a satisfactory development.