
Site Address:	9 The Precinct, London Road, Waterlooville, PO7 7DT		
Proposal:	Replacement double door shop front.		
Application No:	APP/16/00633	Expiry Date:	24/08/2016
Applicant:	BAK Ltd		
Agent:	Mr Mark Hullock	Case Officer:	Karen Wooden
	DTE Project		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The retail unit the subject of this application is located on the north side of The Precinct, within the pedestrianised area of Waterlooville Town Centre. The proposal relates to the ground floor of a two storey building. Currently the front of the unit is fully glazed, with a single central door.
- 1.2 The premises is visually prominent within the town centre. This area of the Waterlooville Town Centre is characterised by mixed A1 retail, cafes and financial and professional service uses. The application site currently benefits from A1 Use and is a mobile phone retail store.

2 Planning History

- 2.1 None relevant to this application.

3 Proposal

- 3.1 Replacement double door shop front to improve accessibility.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS4 ()

Havant Borough Local Plan (Allocations) July 2014

DM21 (Shopfronts, Signs, Security Shutters and Advertisements)

AL3 (Town, District and Local Centres)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Retail and Town Centres

In support of this proposal.

Engineering/Drainage

No drainage observations

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

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) Appropriateness of design and effect on the streetscene

(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) Appropriateness of design and effect on the streetscene

7.3 The proposed alteration to the shop front to provide double doors is considered to be an improvement to the existing building. It would enhance the external appearance of the unit, and provide easier access into the unit.

7.4 The development is of a similar design to several other units located within the Precinct, and it is deemed the proposal is therefore unlikely to appear out of keeping with the immediate area.

8 Conclusion

8.1 The proposal is considered to be acceptable, according with the principles of policies CS4 and CS16 of the Havant Borough Core Strategy 2011, and policies AL3 and DM21 of the Havant Borough Local Plan (Allocations) 2014, and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00633 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 external materials used 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.

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

Location plan OS 100019980

Existing and proposed elevations Drawing No. 01

Reason: - To ensure provision of a satisfactory development.