
Site Address:	Asda Stores, Hambledon Road, Waterloooville, PO7 7XR		
Proposal:	Replacement plant located on rear canopy roof.		
Application No:	APP/15/01389	Expiry Date:	09/02/2016
Applicant:	Asda Stores Ltd	Team:	Team 2
Agent:	Mr Bentley	Case Officer:	Karen Wooden
	WCEC Architects		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large detached purpose built retail unit with associated car parking. The steel framed unit has a predominantly flat roof and is constructed mainly from brown multibrick and metal cladding. There is an east west incline to the site. To the south east of the site are the rear of units in the non-pedestrinised part of London Road, Waterloooville Police Station and the residential development of Golden Court lie to the north east, Waterloooville Community Centre is to the north west and properties in Forest End, a doctors surgery and Waterloooville Fire Station lie to the south west on the opposite side of Maurepas Way.
- 1.2 The surrounding area is of medium density with a mixture of retail, a police and fire station, community centre, doctors surgery and residential.

2 Planning History

97/51763/015 - Provision of new containerised plant equipment and replacement of existing roof mounted equipment to south west of main building (retrospective application), PERM,19/12/1997
06/51763/020 - Proposal for 5 additional plant units, 7 additional trolley bays and a smoking shelter to the upper car park area. PERM,18/12/2006
APP/14/00452 - Installation of new refrigeration unit. (One to be made redundant)., PERM 10/06/2014

3 Proposal

The proposal is for the removal of one ground floor plantroom, relocation of internal packs into existing plantroom, and replacement of extractor fan. Removal of 4 redundant condensers to the roof level, extension to key clamp protection barrier and addition of two new condensers.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM10 (Pollution)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Property Management (formerly County Estates Department) Hampshire County Council

No comments received

Environmental Health Manager, Community Group

Satisfied that, having read the Environmental Noise Survey and Noise Impact Assessment submitted by ACP, the new plant installation should not impact in terms of noise on nearby residential properties and therefore no adverse comments.

Property Services Manager

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: 47

Number of site notices: 1

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 streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

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 streetscene

The proposed alterations would not be visible from the public realm. It is considered that given the location it is unlikely to affect the character of the streetscene and would not result in an adverse impact on the visual amenity of the locality, which complies with policy CS16 of the Havant Borough Core Strategy 2011

(iii) Impact upon residential amenity

The nearest residential development is in excess of 80 metres from the location of the loading bay. The submitted noise assessment indicates that the proposal will have no impact on nearby residents. It is therefore considered the development would have negligible impact on the residential properties in the surrounding area which complies with policies CS16 and DM10 of the Havant Borough Core Strategy 2011.

8 Conclusion

8.1 The proposal is considered to be of a scale and appearance that is appropriate to the commercial nature of the site and would not result in unacceptable harm to the character and appearance of the area or harm any neighbour amenity. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01389 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 Compulsary 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:

Site Location Plan - PL10
Existing Site Layout Plan - PL11
Existing and Proposed Ground and Roof Levels - A44741-R5501 (Rev C)
Environmental Noise Survey Report & Noise Impact Assessment - Dated 5 January 2016

Reason: - To ensure provision of a satisfactory development.