
Site Address:	Proposed Unit, 1C Wellington Retail Park, 2 Hambledon Road, Waterlooville		
Proposal:	Installation of a mezzanine floor to be used for retail and/or a pet care and treatment facility		
Application No:	APP/16/00328	Expiry Date:	02/06/2016
Applicant:			
Agent:	Savills (UK) Limited	Case Officer:	Rachael McMurray
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in the Wellington Retail Park in Waterlooville. The retail park has a large car park which serves the various units, which is accessed off the A3 and Hambledon Road. The site comprises a retail unit which previously formed part of a larger unit but was subdivided under Planning Permission APP/15/00576. Approval has also been granted for a new mezzanine floor to be included in the subdivided unit under Planning Permission APP/15/00577.

2 Planning History

APP/15/00869 - Non-material amendment to Planning Permission APP/15/00577 to confirm use of mezzanine as ancillary retail and / or pet care centre, treatment and grooming facility. Approved.

APP/15/00576 - Subdivision of unit 3 to create a unit of 767sqm at ground floor (approved 20.07.15). Request to Discharge Condition No. 4 (22.4.16).

APP/15/00577 - Erection of a mezzanine floor ancillary to ground floor retail use within proposed unit following subdivision of unit 3 to create a retail unit of 767sqm at ground floor (Ref: APP/15/00576).

APP/16/00326 - Installation of 16No. air conditioning units, a gas bottle storage unit, roller shutter and fire exit door., DEL,

APP/16/00413 - Display of 6No. illuminated fascia signs and various other non illuminated advertisement including a set of 4 poster frames, window graphics and deliveries panel., DEL,

3 Proposal

Installation of a mezzanine floor to be used for retail and/or a pet care and treatment facility. This is similar to the mezzanine floor approved under PP APP/15/00577 however, a slightly larger mezzanine floor is now being proposed (326sqm as opposed to 267sqm) to allow the incoming tenant (Pets At Home) to operate from the unit. As

before, the mezzanine floor is to be used for retail, and a pet-care, treatment and grooming facility.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL3 (Town, District and Local Centres)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Winchester City Council:
No response provided.

Development Engineer:
No adverse comments. LPA need to consider if the increased mezzanine floor space would impact on the function of the car park.

Traffic Management:
No objections

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: 16

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) Retail Policy
- (iii) Car parking

(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) Retail Policy

The proposal would increase the retail floor space within the unit through the creation of the larger mezzanine floor. This is not contrary to any local retail policy and would maximise the retail potential of the unit.

(iii) Car Parking

The proposal would result in an additional floorspace of 362sqm (95sqm more than originally approved). Given the existing large car parking area and the modest increase in floorspace created, it is considered that the proposal would not result in an unacceptable impact on the availability of car parking.

8 Conclusion

The application is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00328 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan - DN: CC/wat/slp

Proposed GF and mezzanine plans - DN: 5763/12

Reason: - To ensure provision of a satisfactory development.