
Site Address:	3 Wellington Retail Park, 2 Hambledon Road, Waterlooville, PO7 7FG		
Proposal:	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		
Application No:	APP/15/00869	Expiry Date:	03/09/2015
Applicant:	Henderson Retail Warehouse Fund	Team:	Team 2
Agent:	Montagu Evans	Case Officer:	Rachael McMurray
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is comprised of a large retail unit located on a purpose built retail park situated on the edge of Waterlooville town centre and on the edge of the Borough boundary which separates Havant from Winchester. Part of the retail park falls within the Winchester boundary. The retail park has a large car park which serves the various units, which is accessed off the A3 and Hambledon Road. The unit consists of a portal framed warehouse with brick external piers and aluminum cladding to the upper parts. The front elevation is partially glazed at street level. The site is surrounded by soft landscaping outside of the car park area.

2 Planning History

APP/15/00577

Erection of a mezzanine floor ancillary to ground floor retail use within proposed unit following subdivision (Ref: APP/15/00576. Approved.

APP/15/00576

Subdivision of unit 3 to create a unit of 767sqm at ground floor. Approved.

3 Proposal

Background:

Planning Permission APP/15/00577 granted approval for a mezzanine floor within the retail unit approved under Planning Permission APP/15/00576. The application form submitted with PP APP/15/00577 states that use of the mezzanine floor was for ancillary retail space and / or a pet care, treatment and grooming facility. However, this proposal was not reflected in the application description or decision notice.

In order to confirm the use, this application is for a non-material minor amendment to confirm the use of the mezzanine as ancillary retail and /or a pet care, treatment and grooming facility as originally applied for.

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.

8 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) Impact of the proposed non-material change

Companion Care offers pet care, treatment and grooming facilities and comprises three consulting rooms. The approved mezzanine floor would comprise 26% of the total floor area of the unit. The ground floor of the unit will be used for the sale of pets and pet related products as a Class A1 retail activity. The mezzanine would be ancillary to the ground floor space as it would only be accessible through the Pets at Home store. The pet care and treatment facility directly relates to the primary use of the retail unit for the sale of pets and pet products. Companion Care would operate under the same opening hours as the ground floor retail space.

The use of the approved mezzanine floor for retail and / or a pet care treatment and grooming facility accords with application APP/15/00577 and would be ancillary / complementary to the use of the ground floor retail area, in accordance with policies CS16 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to Grant a Non-Material Minor Change to Planning Permission APP/15/00577 for application APP/15/00869