
Site Address: Sainsburys Supermarkets Ltd, Hambledon Road,
Waterlooville, PO7 7UL
Proposal: Construction of a new concession pod at Sainsbury's store.
Application No: APP/16/00259 Expiry Date: 05/05/2016
Applicant: Sainsbury's Supermarkets Ltd
Agent: Mr Morris Case Officer: Bee Crawford
WYG
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Sainsburys Supermarkets Ltd, Hambledon Road, Waterlooville, PO7 7UL. The site is to the back of the car park adjacent to the rear of industrial buildings to the north and is situated in an established purpose built retail park and industrial estate.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a new vehicle buying service concession pod at Sainsbury's store.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

FAO Mr P Marshall, Development Engineer

The Highway Authority has no adverse comments on this application. I suggest that the Planning Authority consider if the loss of 6 parking spaces at Sainsbury's will affect the viability of the Town Centre due to the loss of linked trips.

Economic Development - Retail and Town Centres

No objections to the proposal.

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: 12

Number of site notices: Not applicable.

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 neighbouring amenity.
- (v) Parking considerations

(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) Impact upon the streetscene

7.3 The site is within the car park of the store and would be visible from the public realm, although it is considered there would be negligible impact on the existing streetscene. It therefore meets the requirements of policy CS16 of the HBLP (Core Strategy) and is deemed to be acceptable.

(iii) Impact on neighbouring amenity

7.4 The proposal is not in close proximity to any residential properties so will have no impact on residents. There are industrial units to the north but the proposal is separated by a boundary fence and on the other side is the rear wall of the units. It is therefore considered that the development is unlikely to have an adverse impact on the units immediately adjacent to the application site or the surrounding area, meeting the

requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections have been received with respect to the scheme.

(iv) Parking considerations

- 7.5 The proposal is in the area of parking that is little used and the store is operating with spare capacity. It is therefore considered that the loss of 6 spaces will not result in a parking issue in the locality on either highway or amenity grounds. The Development Engineer has no adverse comments.

8 Conclusion

- 8.1 The scale, siting and design of the proposal 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/16/00259 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 be as detailed on drawing number PL05.

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:

Drg No. PL01 Site Location Plan
Drg No. PL02 Existing Site Plan
Drg No. PL03 Proposed Site Plan
Drg No. PL04 Existing/Proposed Detail Plan
Drg No. PL05 Proposed Pod Elevations
Supporting information dated 09/03/16

Reason: - To ensure provision of a satisfactory development.