
Site Address: 5-9 Wellington Retail Park, 2 Hambledon Road,
Waterlooville

Proposal: Refurbishment of retail units incorporating front extension to unit 5 to
provide a uniform building line; recladding of units and improvements to walkway,
footpaths, lighting and boundary treatments.

Application No: APP/13/01234 Expiry Date: 05/02/2014

Applicant: Henderson Retail Warehouse Team: Team 2

Fund

Agent: Mr Best Case Officer: Aaron Wright

Blue Sky Planning

Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is 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 site comprises three terrace buildings constructed around a large car park (approximately 559 car park spaces). The buildings are two storey equivalent with feature canopies above the parapet line over the entrances to emphasize their location. The Park has an overall floor area of approximately 15,330sqm and has a Part Open A1/Part Bulky Goods Retail Warehouse development use.

The terrace is on a north west/south east axis and faces the main circulation axis within the site which also links via the pedestrian/cycle underpass and proposed new pedestrian ramp (part of the proposed adjacent 8,825sqm Sainsbury development) to the traditional part of the town centre to the south east and to the north west with the proposed new Sainsbury store.

2 Planning History

None relevant

3 Proposal

The application is for the refurbishment of the retail units incorporating front extension to Unit 5 to provide a uniform building line; recladding of units and improvements to walkway, footpaths, lighting and boundary treatments.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control Officer

The front extension falls within 3m of a public sewer.

Economic Development

No objection.

Development Engineer

No objection.

Landscape Team

I am assuming that no external trolley parking will be required. The footway along the frontage states that it is to be upgraded only. I think the cycle parking might be better located elsewhere/ The existing hedge onto Hambledon Road needs pruning.

Southern Water

No comment.

Crime Prevention Officer

No comment.

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: 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 character and appearance of the area

- (i) Principle of development

The site lies on the edge of the town centre within an existing retail area and in a location where new development is considered acceptable subject to the usual

development control criteria.

(ii) Impact upon the character and appearance of the area

This part of the Wellington Retail site is largely hidden from view from the main road by trees and other vegetation. This application relates to units 5 - 9 which was developed as Phase 2 of the Retail Park. This block of units is outdated and currently detracts from the overall quality of the Park. This application proposes to enhance the external appearance of this building, square off the front thereby providing an additional 79sqm and to improve the quality of access to the front and side of the building. The proposed design follows the principles and palette of materials previously established on the Retail Park. It also proposes to upgrade the adjacent footpath and cycleway. The fence to the north is to be removed to create a more open feel and that to the south adjacent to DFS, will be repainted. The lighting in this area will also be enhanced. It is considered that these alterations would significantly enhance the appearance of the units and as such improve the character of the retail park.

8 Conclusion

The proposed alterations would significantly enhance the appearance of the buildings and therefore improved the overall character of the Retail Park. As such it is recommended that planning permission is granted.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01234 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Location and Site Plans (Drawing No. 216-PL-100.P1)
Proposed Site Layout & Ground Floor Plan, Roof Plans (Drawing No.216-PL-101.P1)
Existing Elevations (Drawing No.216-PL-102.P1)
Proposed Elevations (Drawing No.216-PL-103.P1)
Site Context (Drawing No.216-PL-104.P1)

Reason: - To ensure provision of a satisfactory development.