
Site Address:	Unit 6 Wellington Retail Park, 2 Hambledon Road, Waterlooville, PO7 7FG		
Proposal:	Refurbishment including external alterations to the front and rear of the building and a replacement mezzanine floor.		
Application No:	APP/13/00777	Expiry Date:	02/10/2013
Applicant:	Henderson UK Retail Warehouse Fund	Team:	Team 2
Agent:	Mr Best Blue Sky Planning	Case Officer:	Aaron Wright
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

Wellington Retail Park 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 8,825 sqm 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. This walkway is being proposed for enhancement as part of a separate application. The servicing is via a separate service road to the rear of the unit and does not clash with any public areas.

Unit 6 is currently vacant and was previously occupied by JJB Sports. It has a ground floor area of 924sqm and a 726sqm mezzanine.

2 Planning History

99/54013/003

Demolition of car showroom, associated buildings, existing retail unit and civic amenity site. Erection of 10,126 sq m non food retail units, 1.207sqm garden centre, 232sqm fast food restaurant and associated access, car parking and servicing. Permission 23/02/01.

06/54013/009

Variation of Conditions 16 & 17 of Planning Permission 01/54013/007 to allow for an increase of the floorspace available for unrestricted A1(Retail) use. Permission subject to three conditions.

APP/13/00214

Refurbishment including external alterations to the front and rear of the building and a replacement mezzanine floor. Permission 19/04/13

3 Proposal

This application proposes works to Unit 6 to prepare for a new incoming tenant. The Unit is currently unoccupied, having previously been tenanted by JJB Sports. The unit is to be stripped back to a shell and altered to suit the incoming tenant's requirements. It currently has a ground floor area of 924sqm and a 726sqm mezzanine. The application proposes to reduce the mezzanine from its current 726 sqm to around 465 sqm.

The proposed alterations include extending the glazed shopfront, creation of a small external seating area with a direct access door and new automatic sliding entrance doors. The rear is to be adapted to provide for the required servicing and mechanical plant.

The brick panel/stone plinth of the main entrance (viewed externally) is to be removed and replaced by a new glazed shopfront. The new shopfront to include a personnel door to directly link with the proposed small external seating area. To accommodate this facility the existing bollards and cycle hoops in this area will be repositioned. A minimum clear walkway of 1200mm wide will be maintained.

The existing main entrance swing doors are to be replaced with automatic sliding doors within the existing opening and an internal lobby created. The shop signage will be part of a separate advertisement application. It is anticipated that the existing main shop sign will be re-used.

To the rear, the size and position of the external doors are amended to suit the new requirement. A loading bay with scissor lift will be constructed to align with the existing kerb level and a gantry erected to house high-level mechanical plant. The topmost level is to be kept below the existing roof level to minimise its visual effect. Access to the new plant area is via a short stair from the mezzanine level and will provide vertical enclosing sides in excess of 1100mm. The top will be open for maximum ventilation. A new internal goods lift will be provided towards the rear of the unit.

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

Environmental Health Manager
No comment.

Development Engineer
No adverse comments to this application.

Regeneration & Development

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: 46

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) Design and appearance
- (iii) Parking and Highway Implications

(i) Principle of development

The application site is situated within an urban area and as such the principle of development is considered acceptable subject to the usual development control criteria.

(ii) Design and appearance

To the front/public area, the alterations are minimal and will retain the general appearance of the established Retail Park. To the rear, the view of the proposed mechanical plant gantry is restricted to servicing areas. It will not be visible from the general public areas. The high-level plant area will be faced in a louvered panel and finished in a dark grey to match the existing roof fascia. The adjacent property abutting the site is the rear of a commercial/industrial facility upon which the proposed gantry will have no visual effect on the character of the area.

(iii) Parking and Highway Implications

The rear service road is currently two way being around 9900mm wide between the kerb and the opposite car park spaces. However with the reduction of the width adjacent to Unit 6 to a single lane, approx. 4750mm, it has been designed to retain ample manoeuvring space and clear visibility lines. The service road is straight; there is a passing space by the entrance and a turning circle at the far end. Other than on the rare occasions when most units will have a service vehicle at the same time, there will also be additional passing places where the road is retained at its greater width. The estate is currently managed and this will continue to be the case. The Council's Highway Engineer has raised no objection.

8 Conclusion

The proposed alterations are considered acceptable in principle and would not adversely affect the character of Wellington Retail Park.
As such the recommendation is to grant permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00777 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:

Design and Access Statement
Location and Site Plans (Drawing No.208-PL-100.P1)
Existing Plans and Elevations (Drawing No.208-PL-101.P1)
Proposed Elevations (Drawing No.208-PL-103.P1)
Proposed Plans (Drawing No.208-PL-102.P1)

Reason: - To ensure provision of a satisfactory development.