
Site Address:	Wellington Retail Park, 2 Hambledon Road, Waterloo		
Proposal:	Application for non-material amendment to Planning Permission APP/13/00767 relating to changes to approved plans.		
Application No:	APP/14/01199	Expiry Date:	22/12/2014
Applicant:	Henderson UK Retail Warehouse Fund	Team:	Team 2
Agent:	Mr J Best	Case Officer:	Bee Crawford
	Blue Sky Planning		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on a purpose built retail park situated on the edge of Waterloo 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. 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

APP/13/00767 - Erection of a building for uses within Classes A1 and/or A3, related public realm including outdoor seating, alterations to car park including upgrading footpath connections and landscaping, permitted 26/09/2013.

3 Proposal

- 3.1 The application is for a non-material amendment to Planning Permission APP/13/00767 for the following:

- Retaining walls added to the rear
- Adjacent to Pod 3, landscape and public seating area revised
- Screening fence for AC units omitted
- Existing pedestrian crossing from DFS unit adjusted
- Approved raised planter adjacent to service area changed to tree planter
- Pod 3 sliding doors amended to swing door
- Glazing added to Pod 3 side elevation
- Extent of ceramic tiles increased from 4500mm to 5000mm on both end elevations

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS4 (
DM12 (Mitigating the Impacts of Travel)
DM14 (Car and Cycle Parking on Development (excluding residential))

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Landscape Team

No comment received (19/12/14).

Development Engineer - Highways

No adverse comments.

6 Planning Considerations

6.1 1.4 metre high retaining wall added to the rear.

This visual impact of this change is limited.

- 6.2 i) Adjacent to Pod 3, landscape and public seating area revised
ii) Approved raised planter adjacent to service area changed to tree planter
iii) Screening fence for AC units omitted

In terms of landscape changes, these are minor although there hasn't been sufficient time for the landscape officer to respond in this case. As mentioned below, access for people with disabilities would be preserved.

- 6.3 i) Existing pedestrian crossing from DFS unit adjusted
ii) Pod 3 sliding doors amended to swing door

These changes make very little visual difference. In terms of access for people with disabilities including users of the nearby disabled parking spaces, the applicant has confirmed that there is a change of materials in the public seating area to the path adjoining it. In front of these three units there is no kerb or barrier restricting access and confirmation has been given that the proposed development will comply with Part M of the Building Regulations. Given that the applicant hasn't been explicit regarding the gradient of the footpath linking the parking spaces to the seating area, the Building Control Officer has advised that the changes would not present an obstacle for wheelchair users, provided that the gradient does not exceed 1:60. This requirement can be made clear in the council's response to the applicant.

- 6.7 i) Glazing added to Pod 3 side elevation
ii) Extent of ceramic tiles increased from 4500mm to 5000mm on both end

elevations

These are minor changes to the external appearance of the building and it is considered the additional window will overlook the adjoining footpath and parking area which has a benefit in terms of passive surveillance, creating a more active frontage.

7 Conclusion

- 7.1 The proposed changes are unlikely to lead to an adverse impact to the units in the existing retail park or the surrounding area.
The Council's response to the applicant can alert them to the need to ensure that the gradient of the footpath linking to the disabled parking spaces is sufficient for wheelchair users and that the new entrance doors are automatic. On this basis it is recommended that the proposed changes are considered to be non material.

this approval is subject to the new entrance door to Pod 3 being automatic to allow for access for wheelchair users and that the gradient of the footpath/seating area between the site and the disabled parking spaces does not exceed 1:60,

8 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01199 subject to the following conditions

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

Drawing No. 199-PL-100.P2	Proposed site and floor plan
Drawing No. 199-PL-101.P2	Proposed elevations and section plan

Reason: - To ensure provision of a satisfactory development.