
Site Address:	8 Wellington Retail Park, 2 Hambledon Road, Waterlooville, PO7 7FG		
Proposal:	Installation of 1No. new display window to front elevation.		
Application No:	APP/14/01247	Expiry Date:	22/01/2015
Applicant:	Carpetright	Team:	Team 2
Agent:	Mr Rider	Case Officer:	Tina Pickup
	CPMS		
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 retail park is located to the west of the traditional town centre - and now linked with a new walkway/bridge as part of the recently completed Sainsbury development. The recently adopted Allocations Plan has included Wellington Retail Park as part of the defined 'Town Centre' with the main units on the north/south axis having a Primary Frontage.

The application site relates to unit No 8, a mid terraced unit currently occupied by Carpet Right.

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.

No planning history for this particular unit

3 Proposal

The application seeks permission for a change to the external shop front through the addition of a second display window. This window would be at ground floor level and fill the existing panel between brick piers to the left (north) of the existing entrance doors.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS4 ()

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

DM21 (Shopfronts, Signs, Security Shutters and Advertisements)

AL3 (Town, District and Local Centres)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 15

Number of site notices: At least one site notice exists - 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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

(i) Principle of development

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

(ii) Design and appearance

The only proposed change relates to an additional display window to the left of the entrance doors. The size and location of this would exactly match the existing window to the right and as such would provide visual balance to the external appearance of this particular unit. The rhythm and pattern of display windows of the retail terrace has

gradually changed over time, with unit 6 immediately to the north recently being refurbished for Marks and Spencer Food with glazing across its entire frontage. The additional window is considered appropriate to this retail park and will have no visual effect on the character of the area.

8 **Conclusion**

The proposed alterations to shop front are considered acceptable in principle and would not adversely affect the visual character of Wellington Retail Park. As such the proposal is considered to comply with both Policy DM21 of the Allocations Plan and Policy CS16 of the Core Strategy and is therefore recommended for permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01247

(A)

(B) 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 external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.

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

Location Plan Drawing No:CPMS/1248/LOC

Block Plan Drawing No:CPMS/1248/BLOCK

Existing and Proposed Floor Plans and Elevations Drawing No:CPMS/1248-15

Reason: - To ensure provision of a satisfactory development.