
Site Address:	5 Queens Parade, 121-123 London Road, Waterlooville, PO7 7EB		
Proposal:	New shop front.		
Application No:	APP/14/00498	Expiry Date:	07/07/2014
Applicant:	Mrs M Yim	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located in the pedestrianised area of Waterlooville London Road shopping precinct in a parade of six units, with self contained maisonettes at first floor level, set back from the ground floor units. There is pedestrian access from the front and a service road provides vehicular access to the rear.
- 1.2 The area is a pedestrianised precinct with a mixture of two, three and four storey buildings of various age, style and design with a mixture of uses including retail, office, cafe/restaurant and residential.

2 Planning History

APP/14/00499 - application for an externally illuminated pagoda style canopy and fascia sign which is running concurrently, awaiting determination.

3 Proposal

- 3.1 The proposal is for a new shop front to replace the existing, consisting of an aluminium frame with laminate glass panels and the provision of French doors.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012.

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

Development Engineer

No adverse comments.

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: 8

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) Appropriateness of the design and effect on the street scene

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design and effect on the street scene

7.2 The proposed replacement shopfront is considered to be an improvement to the existing version, which is fairly dated and would add interest to the unit and wider shopping area.

8 Conclusion

The proposal is considered to be acceptable and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00498 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 be as stated in the current application unless the Local Planning Authority give prior written approval for any variation.

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

Existing front elevation

Proposed front elevation

Reason: - To ensure provision of a satisfactory development.