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|-----------------|---------------------------------------------------------------------|---------------|--------------|
| Site Address:   | Asda Stores, Hambledon Road, Waterloooville, PO7 7XR                |               |              |
| Proposal:       | Installation of new refrigeration unit. (One to be made redundant). |               |              |
| Application No: | APP/14/00452                                                        | Expiry Date:  | 24/06/2014   |
| Applicant:      | Asda Stores Ltd                                                     | Team:         | Team 2       |
| Agent:          | Mr Arrowsmith                                                       | Case Officer: | Bee Crawford |
| Ward:           | Waterloo                                                            |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is a large detached purpose built retail unit with associated car parking. The steel framed unit has a predominantly flat roof and is constructed mainly from brown multibrick and metal cladding. There is an east west incline to the site. To the south east of the site are the rear of units in the non-pedestrianised part of London Road, Waterloooville Police Station and the residential development of Golden Court lie to the north east, Waterloooville Community Centre is to the north west and properties in Forest End, a doctors surgery and Waterloooville Fire Station lie to the south west on the opposite side of Maurepas Way.
- 1.2 The surrounding area is of medium density with a mixture of retail, a police and fire station, community centre, doctors surgery and residential.

## **2 Planning History**

None relevant to this application.

## **3 Proposal**

- 3.1 The proposal is for the provision of a new refrigeration condenser unit of 2.26 metres in width, 3.923 metres in length and 1.333 metres in height, to be located on the loading bay canopy on the south west side of the building. An existing condenser unit of a similar size on the roof plant area is to be made redundant.

## **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**

Property Management (formerly County Estates Department) Hampshire County

**Council**

No response received.

**Environmental Health Manager, Community Group**

No adverse comment on this application if it is like for like, however should the new unit disturb local residents, there is recourse to the Environmental Protection Act to deal with noise nuisance.

**Property Services Manager**

No response received.

**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: 35

Number of site notices: At least one site notice exists - check the number.

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 design
- (iii) Effect on neighbouring properties

(i) Principle of development

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

(ii) Appropriateness of design

7.3 The proposed refrigeration condenser unit would not be visible from the public realm, and is similar in design and appearance to existing units situated on the building. It is considered that given the location it is unlikely to affect the character of the streetscene and would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The nearest residential development is in excess of 80 metres from the proposed refrigeration condenser unit which is to be located on the rear of the loading bay

canopy. It is therefore considered the development would have negligible impact on the residential properties in the surrounding area.

## **8 Conclusion**

- 8.1 The proposed refrigeration condensing unit is considered to be of a scale and appearance that is appropriate to the commercial nature of the site and would not result in unacceptable harm to the character and appearance of the area or harm any neighbour amenity. The application is therefore recommended for approval.

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## **9 RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00452 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 refrigeration condensing unit hereby permitted, shall be constructed in accordance with the details, colouring and specification provided on approved drawings TBC-R5504 Rec A and 0096/06/003.  
**Reason:** To ensure the appearance of the development is satisfactory 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:

|                 |                                        |
|-----------------|----------------------------------------|
| 0096/01/001     | Location plan                          |
| 0096/06/002     | Existing site plan showing roof layout |
| 0096/06/003     | Proposed site plan showing roof layout |
| TBC-R5504 Rev A | Proposed plant layout                  |

**Reason:** - To ensure provision of a satisfactory development.