



26 November 2013

SUBMITTED VIA PLANNING PORTAL

Our Ref: A053120/CM

Planning Portal Ref: PP-03018359

Sally Smith

Planning Department
Havant Borough Council
Civic Offices
Civic Centre Road
Havant
PO9 2AX

Dear Ms Smith,

SAINSBURY'S SUPERMARKETS LTD.

HAMBLEDON ROAD, WATERLOOVILLE, PO7 7UA

APPLICATION FOR VARIATION OF CONDITION 35 OF PLANNING PERMISSION NO. APP/12/00835

On behalf of our client, Sainsbury's Supermarkets Ltd, we write to submit an application for the variation of Condition 35 imposed on planning permission reference No. APP/12/00835 granted on 07 March 2013. Permission No. APP/12/00835 allowed a variation of Condition 35 imposed on the original permission, No. APP/10/00793, which granted permission for the erection of a Sainsbury's food store, undercroft car park, PFS, pedestrian access ramp, and associated landscaping at Hambledon Road.

As you are aware, Sainsbury's wishes to implement the approved scheme. However, a requirement for a slight modification to the layout of the permitted store has been identified. The proposed amendments comprise an extension to the atrium at the front of the store to facilitate improved internal circulation, minor alterations to the PFS kiosk (already approved under permission No. APP/12/00358), and a rearrangement of the plant machinery on the roof of the store. The amendments to the PFS kiosk, which were approved under a separate permission, have been included here for simplicity as per your suggestion of 08 October 2013. The proposed amendments are further detailed below.

As confirmed in your email dated 08 October 2013, the appropriate process to agree this amendment is to vary Condition 35 of the permission No. APP/12/00835 which currently lists the approved plans.

The application package is composed of the following replacement plans:

- Drawing No. CHQ.08.08455 – PL103 M, Proposed Site Plan (1:1000 @ A1)
- Drawing No. CHQ.08.08455 – PL104 K, Proposed Car Park Plan (1:500 @ A1)
- Drawing No. CHQ.08.08455 – PL105 A, Proposed Store Plan (1:250 @ A1)
- Drawing No. CHQ.08.08455 – PL106 D, Proposed Elevations (1:200 @ A1)

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- Drawing No. CHQ.08.08455 – PL107 E, Proposed Sections (1:500 @ A1)
- Drawing No. CHQ.08.08455 – PL108 B, Proposed Roof Plan (1:250 @ A1)
- Drawing No. CHQ.08.08455 – PL112 D, Existing and Proposed Additional Sections (1:200 @ A1)
- Drawing No. CHQ.08.08455 – PL113 E, Proposed PFS Plans & Elevations
 - Proposed PFS Site Plan (1:500 @ A1)
 - Proposed Kiosk Plan (1:100 @ A1)
 - Proposed Elevations (1:100 @ A1)
- Drawing No. 779B-31, Landscape Proposals (1:250 @ A0)

All plans and drawings have been prepared by CHQ Architects and Arthur Amos Associates.

Condition 35 & Proposed Amendments

Condition 35 lists the plans and documents approved under permission No. APP/12/00835. The condition stipulates that the development permitted *"shall be carried out in accordance with the... approved plans and documents"*.

We propose to supersede nine of the approved plans, as set out in the table below.

No.	Drawings Approved under Permission APP/12/00835 – To be superseded	Drawings Hereby Proposed
1	Proposed Site Plan Drawing No. CHQ.08.08455 – PL103 L	Proposed Site Plan Drawing No. CHQ.08.08455 – PL103 M
2	Proposed Car Park Plan Drawing No. CHQ.08.08455 – PL104 J	Proposed Car Park Plan Drawing No. CHQ.08.08455 – PL104 K
3	Proposed Store Plan Drawing No. CHQ.08.08455 – PL105	Proposed Store Plan Drawing No. CHQ.08.08455 – PL105 A
4	Proposed Elevations Drawing No. CHQ.08.08455 – PL106 C	Proposed Elevations Drawing No. CHQ.08.08455 – PL106 D
5	Proposed Sections Drawing No. CHQ.08.08455 – PL107 D	Proposed Sections Drawing No. CHQ.08.08455 – PL107 E
6	Proposed Roof Plan Drawing No. CHQ.08.08455 – PL108 A	Proposed Roof Plan Drawing No. CHQ.08.08455 – PL108 B
7	Existing and Proposed Additional Sections Drawing No. CHQ.08.08455 – PL112 C	Existing and Proposed Additional Sections Drawing No. CHQ.08.08455 – PL112 D
8	Proposed PFS Plans & Elevations Drawing No. CHQ.08.08455 – PL113 C	Proposed PFS Plans & Elevations Drawing No. CHQ.08.08455 – PL113 E
9	Landscape Proposals Drawing No. 779B-03G	Landscape Proposals Drawing No. 779B-31



As shown on the drawings herewith submitted, the proposed amendments comprise an extension to the atrium at the front of the store, minor alterations to the PFS kiosk, and a minor rearrangement of the plant machinery on the roof of the store.

The proposed extension of the atrium will result in an improved primary access point to the store. In comparison to permission No. APP/12/00835, the atrium herewith proposed is extended 15 m to the south, resulting in 39 sqm increased floorspace at ground floor level. The proposed extension will facilitate the shifting of the permitted travellers – which are situated within the atrium – to the south, which will in turn improve the relationship between customer access to the store at first floor level and the store's internal layout in order to promote permeability and enhance customer circulation.

The extension to the atrium will result in a small reduction of public realm area at the front of the store. Permission No. APP/12/00835 included a total public realm area of 1634 sqm, while the layout herewith proposed includes a total public realm area of 1469 sqm – a reduction of 165 sqm of public realm. However, we consider that this minor reduction in public realm area will not impact the overall contribution that this area makes to the setting of the building.

The proposed amendments to the PFS kiosk have been permitted under extant planning permission No. APP/13/00358, approved on 06 August 2013, which grants permission for a PFS kiosk of slightly larger size and a different shape to that approved under APP/12/00835. We wish to supersede the PFS kiosk drawing approved under permission No. APP/12/00835 with the drawing approved under permission No. APP/13/00358 in order to effectively capture all the latest amendments to the Sainsbury's scheme under a single permission, as per your request of 08 October 2013. Given the extant permission for the amended PFS Kiosk, this amendment is not considered contentious.

Finally, a minor rearrangement to the layout of the plant machinery on the roof of the store is proposed for improved functionality. The plant machinery will not be visible from street level, and this change is therefore inconsequential.

Pre-Application Discussions

Prior to the submission of this application, the proposed amendments were discussed informally with you via email. On 08 October 2013, you advised that a minor material amendment (s73) application would be the most appropriate mechanism by which to pursue the proposed amendments.

Further, given that the proposals will result in an increase in floorspace, you also advised that the increased area would be liable under the Community Infrastructure Levy, as per Havant Borough Council's adopted CIL charging schedule. We have thus included a completed CIL 'Planning Application Additional Information Requirement form' in support of this Section 73 application.

Summary

The proposed amendments to Condition 35 of permission No. APP/12/00835 will facilitate an extension to the permitted atrium, thus improving internal permeability and enhancing customer circulation throughout the approved Sainsbury's store. The proposed amendments to the PFS kiosk have been approved under extant permission No. APP/13/00358, and are included here for simplicity. The proposed rearrangement to the plant machinery on the roof will have no effect on the surrounding area, and is not considered to be



contentious. Overall, this s73 application proposes relatively insignificant amendments to the approved scheme which will enhance internal permeability and improve the overall customer experience.

All documents and drawings have been submitted in an electronic format via Planning Portal (PP-03018359), apart from the application fee cheque. This has been sent separately, with the application reference clearly stated.

We trust that the information submitted will enable you to register the application and we look forward to receiving written confirmation of this in due course. In the meantime, please do not hesitate to contact me if you have any queries.

Yours sincerely,



Charlotte Mitchell

Town Planner

For and on behalf of WYG Planning & Environment

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