
Site Address: 9-11 St Georges Walk, Waterloo, PO7 7TU
Proposal: Outline Application for construction of 4 storey building comprising 1 No. ground floor office and 11 No. 1 and 2 bedroom apartments with associated parking and access from Portland Road, following demolition of existing buildings at 9 and 11 St Georges Walk.
Application No: APP/13/00415 Expiry Date: 03/08/2013
Applicant: Warner Goodman LLP and Team: Team 2
 Magdala Properties Ltd
Agent: Mr Weymes Case Officer: Richard Nash
 Les Weymes Planning
 Consultancy Ltd
Ward: Waterloo

Recommendation: **GRANT OUTLINE CONSENT**

1 Site Description

The application site is located on the west side of the St George's Walk section of Hambledon Road, north of its junction with Portland Road. The site is in a prominent position within the street scene, particularly when approached from the north, where the road slopes upwards towards the site. The site comprises two separate office buildings, one currently occupied by the Citizens Advice Bureau (number 9) and the other currently vacant. The buildings are of traditional design and relatively modest scale, with parking and servicing areas to the rear. Number 11 also has a small parking area to the St Georges Walk frontage of the site.

The site is bounded by a further office building to the north and residential and office properties to the west. The wider area is predominantly characterised by a range of commercial properties of varying scale, design and character, although Waterloo Police Station is located to the south west of the application site and St George's Church and Hall are sited opposite. The site is located within Waterloo Town Centre as designated in the development plan.

2 Planning History

08/56791/000: Demolition of existing building (at 9 St George's Walk) and construction of a 4 storey building to provide 144 square metres of A1 and/or A2 use on the ground floor, 2 No. 2 bed and 9 No. 1 bed flats, car parking, and bin and cycle storage. Refused. Appeal Dismissed.

The reasons for refusal of this application related to: Impact of height, mass, bulk, design and proximity to site boundaries on street scene and relationship with neighbouring buildings; absence of contributions towards Transport and/or Public Open Space.

APP/12/00958: Outline application for construction of a part 2.5, part 3.5 storey building comprising 13 No. 1 and 2 bed apartments following demolition of No's 9 and 11 St Georges Walk. Refused.

The reasons for refusal of this application related to: Loss of B1 employment

floorspace; Impact on street scene and character of area by reason of siting, height, scale and bulk; absence of provision for or contribution towards Affordable Housing; absence of contribution towards Transport and/or Public Open Space.

3 Proposal

The application proposes the construction of a 4 storey building comprising 1 No. ground floor office and 11 No. 1 and 2 bedroom apartments with associated parking and access from Portland Road, following the demolition of the existing buildings at 9 and 11 St Georges Walk. The application is for outline planning permission with hard and soft landscaping as a reserved matter.

The applicant explains that the owners of 9 St Georges Walk endeavoured to secure a redevelopment of that building in 2008, under planning application 08/56791/000, but this was dismissed at appeal following initial refusal by the Council. Meanwhile, the owners of 11 St Georges Walk have since 2008 been actively marketing the premises for sale or rent, but no offers have been made to re-occupy the building or to undertake a redevelopment. The owners have jointly decided that redevelopment of each site in isolation would not secure a suitable urban solution and that it was therefore more appropriate to progress a comprehensive, development for the combined sites.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS1	(Health and Wellbeing)
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS2	(Employment)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS4	()
CS6	(Regeneration of the Borough)
CS9	(Housing)
DM12	(Mitigating the Impacts of Travel)
DM13	(Car and Cycle Parking on Residential Development)
DM3	(Protection of Existing Employment and Tourism Sites)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

R17	(Playing Space Related to New Housing Development)
WTC4	(Development Site St Georges Walk/Portland Road)

Supplementary Planning Documents forming part of HBLDF

Housing
Borough Design Guide

Residential Parking and Cycle Provision
Provision and Improvement of Playing Space for New Development

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Access Officer:

None received.

Building Control: The proposed works appear to fall within 3 metres of public foul and storm sewers. 2 refuse bins per household are required - the plans indicate enough storage for only 4 bins in total.

Regeneration & Development:

Loss of employment space is to be regretted. Note marketing report submitted.

Retention of an office for use of CAB is to be supported. Therefore the application is not opposed.

Environmental Health Manager:

None received.

Highways Engineer:

Recommend approval subject to highway contribution of £22,551, reinstatement of existing vehicular access along St Georges Walk, provision of 10 parking spaces and turning/service area as shown on plan number 8290 10.

Waste Services Manager:

None received.

Landscape Team:

Hard landscape treatment of St Georges Walk frontage is agreed but there is no usable courtyard space proposed for residents in this layout - just rear parking. Details are required of the proposed new soft landscaping shown coloured green on Portland Road behind the metal railings.

Planning Policy:

Proposed development would result in loss of B1 office floorspace within the Waterloo Town Centre area, contrary to policies CS2 and DM3. Policies require robust and credible evidence to be provided to demonstrate site's viability, in addition to the marketing attempts which have been undertaken to show that the site is no longer fit for purpose as an employment site. Following submission of further information during application process, satisfied that extensive marketing has been undertaken and requirements of Policy DM3 have been satisfied.

Application provides opportunity to contribute towards regeneration of Waterloo Town Centre. Proposal therefore accords with Policy CS6. Proposal would contribute towards Borough's housing requirement. Understand that the proposal will contribute to affordable housing through provision of a financial contribution in lieu of on-site provision.

Urban Design:

Balconies now good. North east elevation to St Georges Walk: Vertical emphasis has been improved through use of windows, but timber and render mix is uncomfortable -

suggest removing 'strip' of cladding above second floor window. Cladding needs to be conditioned – particularly need evidence of how it would weather. Would prefer clear glazing to stairwell to provide 'interaction' with St Georges Walk, but this would require a good design of staircase. Concern over potential use of flat roof area as balcony and design of possible railings required as a result.

NB: Amended plan now submitted - other matters can be conditioned.

Housing:

As application is for 11 units, would normally expect 3.3 units of affordable (3 units onsite and 0.3 of a unit as a financial contribution). However, willing to discuss full financial contribution for all 3.3 units amounting to £138,312.09. Units off-site would be possible but would require the applicant having control over a site within the borough that was capable of delivering 3 units.

Public Spaces Development Manager:

None received.

Traffic Management Team:

None received.

Education Department:

None received.

Crime Prevention:

Proposal shows door connecting commercial unit with residential accommodation. This access compromises the security of both entities, therefore recommend that access is removed. It is possible to access windows of ground floor apartment (number 1) from the public highway. To provide for security of dwelling and reduce opportunities for anti-social behaviour, some defensible space should be created close to the windows of the apartment. Proposal creates a building in multiple occupancy - to provide for safety and security of residents recommend: (1) All communal access doors are certificated to PAS24 standard or better, (2) All individual apartment front doors are certificated to PAS24 standard or better, (3) An appropriate audio visual access control system is installed. Eleven apartments are to be created but only ten parking spaces provided. Recommend an allocated parking space is found for each apartment on site. An appropriate level of lighting will be required within the parking area.

NB: Informative recommended.

Atkins Planning Team:

Sewer records show a surface water sewer crossing the site. The exact position of the surface water sewers must be determined on site by the applicant before the layout of the proposed development is finalised. Offer advice on building near sewers.

NB: Informative recommended.

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: 14

Number of site notices: 1

Statutory advertisement: 17/05/2013

Number of representations received: 1

Summary: Development is more intensive than previously refused scheme. There are already vacant flats and shops in the Town Centre. Access on to Portland Road is dangerous.

Comment: The planning merits of the proposal are discussed below.

7 Planning Considerations

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 impact on the street scene
- (iii) Impact on neighbouring residential amenities
- (iv) Parking and cycle and bin storage
- (v) Section 106 requirements

(i) Principle of development

The delivery of residential development on the site would contribute to achieving a net total of 6,300 new dwellings in the Borough between 2006 and 2026. Of this overall figure approximately 1,900 dwellings are to be delivered in WaterlooVille, and the appropriate use of Previously Developed Land is to be encouraged in principle. It is therefore acknowledged that an appropriate redevelopment of the site could result in a number of potential benefits.

The proposal would result in the loss of B1 office floorspace, contrary to the provisions of Policies CS2 and DM3, which seek to safeguard all existing employment floorspace. However, marketing information submitted in support of the application meets the requirements set out in Policy DM3. Furthermore, the retention of commercial use on the proposed ground floor would contribute to the regeneration of WaterlooVille Town Centre as envisaged within Policy CS6. 9 St Georges Walk is currently occupied by the Citizens Advice Bureau on a short term lease which is currently held over. The CAB are aware of the proposed redevelopment and expect to find temporary relocation offices in the town centre area during the redevelopment and returning to the new when completed. CAB has confirmed their wish to occupy the proposed ground floor office once the development is completed.

(ii) Design and impact on the street scene

The proposal would result in the loss of two buildings that, whilst of traditional design, are not considered to make a significant contribution to the street scene or the amenities of the locality. The site is located in a prominent town centre position and the Applicants have endeavoured to design a distinctive replacement building.

The design focuses on removing the existing forecourt parking in front of 11 St Georges Walk with a new building line being established closer to St Georges Walk but maintaining a set back from the proposed prominent stair and lift entrance feature. The proposed footprint of the development would be 'L' shaped with a variety of visual

steps in the building line fronting St Georges Walk. The site layout would maximise the effective use of the rear yard area, which would accommodate parking and cycle storage spaces. The proposed building would, in contrast to the previously refused scheme, be set away from Portland Road, allowing for the provision of soft landscaping protected by metal railings.

The proposed scheme responds well to the concerns over previous proposals within the site. The siting of the proposed development would allow for an efficient and effective use of the site, whilst respecting the adjacent buildings. The proposal would incorporate modern materials of colour renders, brickwork and timber boarding. Boundary treatment would take the form of existing and proposed metal railings protecting new soft landscaping on the Portland Road frontage and retention of existing vegetation. The development would achieve a minimum of Level 3 of the Code for Sustainable Homes.

(iii) Impact on neighbouring residential amenities

There is potential for the proposal to impact on the amenities of nearby residential properties in Portland Road, to the rear of the site. These properties are already somewhat surrounded by buildings of varying uses, and account has to be taken of this in assessing the impact of the proposal. The proposed elevations facing these properties would be located at a reasonable distance away and should not result in a significant increase in opportunities for overlooking, or an undue degree of overshadowing or impression of overbearing on the neighbouring properties.

(iv) Parking and cycle and bin storage

The Residential Parking and Cycle Provision SPD acknowledges that Havant Borough is largely suburban in character with the town centres of Havant and Waterlooville providing a more developed urban structure where combinations of uses co-exist. The application site is located within the built up town centre where full on-site car parking provision would not necessarily be a pre-requisite, particularly if this would result in a detrimental impact on design in street scene or townscape terms. Many town centre residents have no desire or need to own a car and the site is adjacent to a major bus route. There is therefore a justification for accepting a lower level of on-site provision. The submitted planning application provides for 10 parking spaces and 15 secure cycle spaces to support the proposed 11 residential units and the daytime needs of the ground floor commercial unit. The existing access to Portland Road would be retained as it would be the most appropriate for access to the development site and rear car park.

The site is well served by public transport, with buses frequently passing the site. The application site can be described as being highly sustainable and integral to Waterlooville town centre which offers all services and needs for the local community. Pedestrian access would be directed to the main front entrance with a secondary entrance to the rear with hard surfaced paths to the rear, front and side. Cycle storage is provided for each flat and the vehicle access to the rear parking is on the position of the existing entrance to a single garage which is to be demolished.

All vehicle parking would be provided at the rear of the building, with the layout allowing for all vehicles to turn within the car park and therefore to leave in a forward gear significantly improving road safety. The Highway Engineer (HE) has recommended approval of the proposal subject to reinstatement of the existing vehicular access along St Georges Walk and provision of the parking spaces and

turning/service area shown on the submitted drawings.

The Building Control Officer has noted that the proposal only indicates sufficient storage for 4 refuse bins in total, whereas 2 refuse bins per household are normally required. However, the provision shown on the submitted drawings meets the standards for communal facilities considered appropriate in determining planning applications.

(v) Section 106 requirements

The Housing Officer has identified that this is a suitable proposal for the provision of a financial contribution (amounting to £138,312) in lieu of Affordable Housing and the HE has identified that a transport contribution of £22,551 would be required in connection with the development. As the proposal incorporates residential development of more than 5 dwellings, provision also need to be made for playing space. In this case a financial contribution towards off-site provision would be appropriate, to a total figure of £10,326.50. The Applicant has completed a Section 106 agreement that satisfactorily addresses these matters.

8 Conclusion

The proposed construction of a 4 storey building comprising 1 No. ground floor office and 11 No. 1 and 2 bedroom apartments with associated parking and access from Portland Road, following the demolition of the existing buildings, would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site, the street scene or wider locality, or the amenities of occupiers of neighbouring properties. The proposal makes sufficient provision for parking, cycle and bin storage. A Section 106 agreement has been completed to secure necessary infrastructure contributions. The planning application should therefore be approved.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT OUTLINE CONSENT** for application APP/13/00415, subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Approval of the details of the landscaping of the site hereinafter called "the reserved matter" shall be obtained from the Local Planning Authority in writing before any development is commenced.
Reason: In order to secure a satisfactory development.
- 3 Application for approval of the reserved matter shall be made to the Local Planning Authority before the expiration of 3 years from the date of the grant of this planning permission.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Planning and Design and Access Statement
8290 10 (Proposed Site Plan)
8290 11 Revision A (Proposed Floor Plans)
8290 12 Revision B (Proposed Elevations - Sheet One of Two)
8290 13 (Proposed Elevations - Sheet Two of Two)

Reason: - To ensure provision of a satisfactory development.

- 5 Construction of the building(s) hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

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.

- 6 Construction of the building(s) hereby permitted shall not commence until details of the internal staircase and stairwell glazing facing St Georges Walk shall be submitted to and approved by the Local Planning Authority. Thereafter the development shall be constructed and maintained in accordance with such details.

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.

- 7 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.

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.

- 8 The residential development hereby permitted shall attain a minimum standard of Level 3 of Compliance with the Code for Sustainable Homes.

Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 The building(s) shall not be occupied until space for the parking and turning of vehicles and the storage of cycles has been provided within the site, and surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the

National Planning Policy Framework 2012.

- 10 The existing access to the site from St Georges Walk shall be stopped up and abandoned and any footway/verge crossings shall be reinstated on completion of the new access.

Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.