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2 May 2013

Dear Mr Nash

Town and Country Planning Act 1990
Town & Country Planning (Development Management Procedure) (England) Order 2010

Site: Tesco Express, 1 Lavender Road, Waterlooville, Hampshire, PO7 8NS
Planning application for: Installation of Shopfront

On behalf of our clients Tesco Stores Limited, we are pleased to enclose a planning application for the above site. The application consists of the following:

- Planning Application Forms including Certificates of Ownership
- Site Location Plan (Archer - 4847 (P)100)
- Approved (Existing) Plan (Urban Edge - URB-U1 09 00 03-A02)
- Approved (Existing) Elevations (Urban Edge - URB-LR 08 70 02-A03)
- Proposed Plan (Archer - 4847 (P)101)
- Proposed Elevations (Archer - 4847 (P)203)
- Planning Application Fee Cheque (£195)

Background

Planning permission was granted for "*Rebuild 3no. existing buildings following fire damage, comprising convenience store, pharmacy and Chinese takeaway restaurant and reinstating existing car parking and landscaping*" (LPA Reference APP/12/00650) on 21 August 2012. This was following a fire which destroyed the unit.

Subsequently an application for Non-Material Amendment to Planning Permission APP/12/00650 relating to alterations to amend the entrance to Unit 1 to increase height of doorway and addition of lintel roller shutters (LPA reference APP/12/01290) was approved by the Council on 9 January 2013.

The approved plans pursuant to the grant of the non-material amendment are the approved / existing elevations as submitted.

Proposal

The application seeks permission for the insertion of a new shopfront within the approved retail unit. The entrance doors will move slightly to the left from the approved position, essentially, this proposal seeks to swap the window and entrance position as shown on the approved plan.



Figure 2 – Proposed Shopfront Elevation

The entrance will have a level threshold with the pavement. The entrance door will be DDA compliant and meet with Part M of Building Regulations.

Relevant Planning Policy

The National Planning Policy Framework (published on the 27th March 2012) sets out the Government's planning policies for England and how these are expected to be applied - paying particular regard to achieving sustainable development.

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means approving development proposals that accord with the development plan without delay (paragraph 14).

The Havant Core Strategy was adopted in March 2011. The Core Strategy sets out the strategic planning policies to guide development in the borough over the plan period.

Policy CS16 provides guidance on High Quality Design. It states that Planning permission will be granted for development that is designed to a high standard which helps to create places where people want to live, work and relax.

Planning, Design & Access Considerations

The proposed seeks to relocate the entrance from the approved position in the centre of the retail unit to the left-hand side. It is considered that the changes will be in keeping with the approved aesthetic of the building.

The entrance has been relocated in order to increase the level of natural surveillance to the ATM and also the entrance of the retail unit.

This minor amendment to the approved scheme will not give rise any material impacts which have not already been considered acceptable in the previous application.

It is also important to highlight that the rebuilding of the store represents an opportunity to enhance the appearance of the shopfront and bring it up to date with the latest design standards. Implementing the standards at this juncture, rather than reinstating the previous design standard, represents the most sustainable form of development as this will result in their being no outstanding requirement to carry out further works to the store for some time.

Notwithstanding the above, the development maintains and improves the character and appearance of the area by providing a sympathetic and proportionate shopfront which is in keeping with the character of the area.

The proposal will include a double sliding automatic door within powder coated aluminium frames. The entrance doors comply with Part M of the Building Regulations. The doors will have a level threshold with the adjoining pavement. The retail unit is therefore accessible to all.

The development meets the requirements of national, regional and local policy by providing a sympathetic and proportionate form of development that would not appear incongruous within the context of the site and would not adversely impact upon the accessibility, character or identity of the shop or the area.

For the reasons set out in this letter, it is respectfully requested that planning permission is granted. Please do not hesitate to contact me if you have any queries or require any further information.

Yours sincerely

