



17 April 2013

SUBMITTED VIA PLANNING PORTAL

Our Ref: A053120/CM

Planning Portal Ref: PP-02570184

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
PETROL FILLING STATION KIOSK



On behalf of our client, Sainsbury's Supermarkets Ltd, we write to enclose a full application for planning permission for a Petrol Filling Station (PFS) kiosk of 131 sqm (gross external area) at the above referenced site.

This application relates to planning permission APP/10/00793 granted 22 December 2011 for *Demolition of existing buildings and erection of food store, undercroft car park, 6 No. pump PFS, pedestrian access ramp and associated landscaping*, which includes permission for the development of a PFS including an associated kiosk at the above referenced site. Planning permission APP/12/00835, granted 07 March 2013, subsequently varies Condition 35 the original permission to include an alteration to the size and shape of the original approved PFS kiosk. This application seeks permission for a kiosk of slightly increased area and alternate shape to those kiosks previously permitted on the site in order to meet Sainsbury's latest PFS design standards.

The application is composed of the following documents:

- Drawing No. CHQ.08.08455 – PL160, Site Location Plan (1:1250 @ A2)
- Drawing No. CHQ.08.08455 – PL162, Existing Site Plan (1:500 @ A1)
- Drawing No. CHQ.08.08455 – PL161, Proposed PFS Plan & Elevations
 - Proposed PFS Site Plan (1:500 @ A1)
 - Proposed Kiosk Plan (1:100 @ A1)
 - Proposed Elevations (1:100 @ A1)



- Drawing No. CHQ.08.8455 – PL113B, PFS Plans Approved under Permission APP/10/00793
- Drawing No. CHQ.08.8455 – PL113C, PFS Plans Approved under Permission APP/12/00835

All plans and drawings have been prepared by CHQ Architects Ltd.

The Development Site

The application site comprises the existing HWRC to the south of the Aston Road/Hambledon Road roundabout, with access from Hambledon Road at the east of the site. The surrounding area consists primarily of retail warehousing uses. As outlined above, the site benefits from planning permissions APP/10/00793 and APP/12/00835 which permit the redevelopment of the site for a 6 No. pump PFS with a kiosk. Further, these permissions include the redevelopment of the adjacent site for a Sainsbury's foodstore, which will lie to the east of the PFS site.

The Proposal

This application relates only to the proposed PFS kiosk which will be of a different size and shape to those previously permitted under the above referenced planning permissions. The proposed kiosk is to be located at the north end of the site, and will have a gross external area of 131 sqm. A strip of landscaping will provide a buffer between the kiosk structure and Aston Road. The kiosk will include 74 sqm of sales floorspace.

The proposed kiosk is very similar in size and design to the kiosk granted planning permission under application APP/10/00793, which comprises a gross external area of 121 sqm, a difference of only 10 sqm. The proposal does not include any changes to the permitted PFS scheme aside from the kiosk herewith proposed, and the layout, canopy and associated access arrangements will remain unchanged. As before, the kiosk will sell driving-related items as well as basic convenience items such as bread and milk (i.e. for limited top-up shopping).

Summary

The proposed kiosk will benefit the PFS scheme by ensuring the permitted scheme meets Sainsbury's updated design standards into the permitted development. Though the proposal includes a slight increase in the gross external area of the kiosk from those previously approved, the structure fits comfortably within its context, displacing only a minimal amount of permitted landscaping. The increased floorspace will in turn improve the internal layout of the kiosk. Landscaping is proposed to the rear of the kiosk, in keeping with the previously permitted plans.

All documents and drawings have been submitted in an electronic format via Planning Portal (PP-02570184), 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
Assistant Town Planner
For and on behalf of WYG Planning & Environment

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