
Site Address:	Asda Stores, Hambledon Road, Waterloooville, PO7 7XR		
Proposal:	Single storey canopy within the ASDA customer car park for use by customers using the grocery collection service.		
Application No:	APP/13/00780	Expiry Date:	02/10/2013
Applicant:	ASDA	Team:	Team 2
Agent:	Mr/s Grooby	Case Officer:	Stephen Andrews
	Gleneagles Project Services		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site consists of a large detached retail unit (ASDA). The unit has a mansard roof and is constructed primarily from brown multibrick. The level decreases at the site from east to west. Along the eastern side of the building is the primary access point for pedestrians entering the store from the town centre. To the west is an area for deliveries. There is a small car parking area to the south of the site, with the main parking area to the north. The latter is accessed from Maurepas Way to the west. There are two exit points from the northern car park one onto the northern section of Maurepas Way and the second onto the western section of Maurepas Way. The northern car park benefits from substantial tree screening along the site boundaries and is the location for the proposed development.

Waterloooville Community Centre is located within the northern car parking area of the site adjacent to the ASDA building.

2 Planning History

Extensive planning history, the most relevant to this application being:

APP/13/00781 - Display of 4no. illuminated and 2no. non-illuminated fascia signs around canopy; 3no. illuminated post mounted directional signs and amendment to existing totem sign. Under consideration.

3 Proposal

Planning permission is sought to erect a drive through canopy for customers using ASDA's click and collect service. The canopy will result in the loss of 8 car parking spaces and cover an area of 74 square metres.

The structure will measure approximately 4.1m in height, 9m in depth and 8.3m in width.

The area would allow for two cars to be parked in the bays for collection at any one time and one ASDA delivery vehicle.

The click and collect service would run from 8am to 8pm with customers given a specific collection time to use the facility. It is anticipated that each collection service would take 15 minutes.

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

FAO Access Officer, Community Group - None received
Building Control, (Fire Access Consultation) - No comment
Development Engineer - No objection
Regeneration & Development - Supports the proposal
Winchester City Council - None 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: 172

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment:

One letter in support of the general principle of the proposal, subject to further amendments to support disability access under the Equality Act 2010.

Response:

The comments are noted, however the set up and use of the facility to ensure compliance with the Equality Act 2010 would be covered by that Act, and not by the Town and Country Planning Act 1990. Building Control have considered the proposal and raised no specific issue in respect of the access requirements. The development would however have to be Part M compliant.

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) Character and appearance
- (iii) Residential amenity

(iv) Highway safety and parking

(i) Principle of development

The application site is located within the defined urban area of Waterlooville, the development is therefore acceptable in principle subject to compliance with the development plan and all other material planning considerations.

(ii) Character and appearance

The drive through canopy would be located some 30m in from the western boundary and in excess of 80m from the northern boundary the two closest boundaries to the application site and the main public thoroughfares. Both boundaries benefit from substantial tree screening with the western boundary set higher up than that of the site for the structure.

It is considered that the relatively modest scale of the proposal, distance from the site boundaries and level of screening afforded to the site combine to reduce the presence of the structure from the public domain. Notwithstanding this however, the development would be in keeping with the commercial nature of the site and would not be harmful to the visual amenity of the area. the development would therefore accord with the policy objectives of CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Residential amenity

The nearest residential development is in excess of 85m from the proposed drive through canopy. This distance, coupled with the screening afforded to this part of the site would suitably protect residential amenity.

(iv) Highway safety and parking

The proposed drive through canopy for ASDA's click and collect service would result in the loss of eight car parking spaces currently used for the store. The development would however utilise the existing entrance and exit points for the site.

It is considered that the loss in car parking for the site, which is located adjacent to the town centre of Waterlooville, would not be significant and would not result in an increase in vehicular movement that would be disproportionate to the existing use. The highways engineer has confirmed that the proposal would not generate a refusal on highway safety grounds and does not object to the loss of eight car parking spaces for the site.

8 Conclusion

The proposed drive through canopy 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 neighbour amenity. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00780, 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 canopy structure, hereby permitted, shall be constructed in accordance with the details, colouring and specification provided on approved drawings 0636.4188-(0)015 and 5530-S(28)-113 Rev.D.
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:

Location Plan 1:1250 - Drawing No. 0636.4188-(0)001 Rev.A
Proposed Elevations and Floor Plan - Drawing No. 0636.4188-(0)015
Proposed Layout Plan - Drawing No. 0636.4188-(0)011
Section Plan - Drawing No. 5530-S(28)-113 Rev.D

Reason: - To ensure provision of a satisfactory development.