
Site Address: 179 London Road, Waterlooville, PO7 7RJ
Proposal: Application for non-material changes to Planning Permission APP/11/01433 relating to changes to bin store; removal of centre first floor window; removal of low level planting and railings to north elevation; planters to east elevation amended; addition of steps between planters and door added at first floor west elevation to access external plant area.
Application No: APP/13/00806 Expiry Date: 10/09/2013
Applicant: Mr R Scutt Team: Team 2
 Bacchus Partners Ltd
Agent: Mr Matt Leeves Case Officer: Aaron Wright
 Mildren Technical
Ward: Waterloo

Recommendation:

1 Site Description

- 1.1 The site is located on the corner junction of Rowlands Avenue and London Road, Waterlooville. The site is within the defined urban area of Waterlooville, approximately 400m from the town centre.
- 1.2 Planning permission has been granted for the demolition of the existing car showroom and workshop and erection of a two storey A1 food retail unit and associated car parking. The application proposes a net sales area of 220sqm of A1 food retail use over two storeys. The upper floor would include ancillary storage and plant.

2 Planning History

APP/11/01433

Demolition of existing car showroom and workshop. Erection of two storey A1 food retail unit with associated car parking. Permission 17/01/12

3 Proposal

- 3.1 This is an application for non-material changes to Planning Permission APP/11/01433 relating to changes to bin store; removal of centre first floor window; removal of low level planting and railings to north elevation; planters to east elevation amended; addition of steps between planters and door added at first floor west elevation to access external plant area.

4 Policy Considerations

National Policies

National Planning Policy Framework

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

None

6 Planning Considerations

6.1 This application has been submitted under legislation which has been introduced to allow for applications for non-material changes to Planning Permissions. The Government has advised that the requirements for design and access statements, publicity and consultation, and to take reasonable steps to identify unknown owners, would have applied to the original application if relevant. Therefore, those requirements do not apply to this type of application. The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a 'non-material' amendment.

6.2 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) Appropriateness of design
- (iii) Effect on neighbouring properties

(i) Principle of development

6.3 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design

6.6 The proposed changes would not adversely affect the character and appearance of the building and as such would accord with Policy CS16 of the Core Strategy.

(iii) Effect on neighbouring properties

6.7 The proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non material.

7 Conclusion

7.1 Overall, the proposed changes are not considered to result in a material change to the extant planning permission and the changes are recommended for approval.

8 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to for application APP/13/00806

