



GL Hearn

Planning, Design & Access Statement

Tesco Stores Limited

Installation of Extract Flue

Tesco Express
Lovedean Lane
Waterlooville

July 2012

Prepared by

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DATE
JULY 2012

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Limitations

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of GL Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

1 INTRODUCTION

- 1.1 GL Hearn have been instructed by Tesco Stores Limited in connection with planning advice relating to a retrospective planning application for the installation of an extract flue at a site in the jurisdiction of Havant Borough Council.
- 1.2 The site subject of this application is the Tesco Express, Lovedean Lane, Waterlooville.
- 1.3 The Planning Statement sets out the description of the site, its brief planning history and the relevant planning policy framework pertinent to the proposal. This statement sets out the design concept utilised in the scheme and design and access issues relevant to the proposals.
- 1.4 In addition to this statement, the application is accompanied by the following:
- Application Forms
 - Land Ownership Certificates (Including Notice 1) & Agricultural Holding Certificate
 - Site Location Plan (Inspire Design – 111385 AL01)
 - Existing Ground Floor Plan (Inspire Design - 111385 AL04)
 - Existing Elevations (Inspire Design - 111385 AD05)
 - Proposed Roof Plan (Inspire Design - 111385 AL20)
 - Proposed Side Elevation (Inspire Design - 11385 AL06C)
 - Proposed Rear Elevation (Inspire Design - 111385 AL07A)
 - Cheque pertaining the application fee (£170)

2 SITE AND SURROUNDINGS

- 2.1 The site subject of this application is the Tesco Express convenience store, Lovedean Lane, Waterloooville.

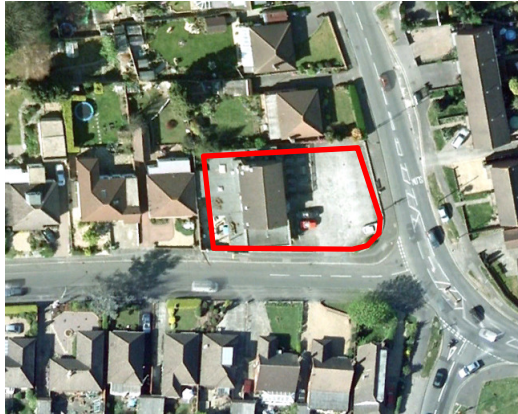


Figure 1: Aerial Photograph of the site

- 2.2 The building extends over two storeys with a single storey side extension to the south. The ground floor has historically been used as a public house and the upper floors as ancillary accommodation.
- 2.3 The site is located in a predominantly residential area with residential properties to the immediate north and west in addition to residential properties to the south and east on the opposite side of Woodcroft Lane and Lovedean Lane respectively.
- 2.4 The site is not located within a Conservation Area, nor does the site have any designations relating to heritage.
- 2.5 A Local Centre, as defined by the Core Strategy (Policy CS4), is located approximately 200m to the south of the site on Milton Road. The Local Centre contains a convenience store, hairdressers, pharmacy and several hot-food takeaways

3 SITE HISTORY

3.1 A planning history search was undertaken in February 2012 identifying the following historical planning applications:

- **16001 (Outline)** Erection of licensed premises at the junction of Woodcroft Land with Lovedean Lane, Lovedean APPROVED 30 January 1964
- **16001/1** Erection of licensed premises at the junction of Woodcroft Land with Lovedean Lane, Lovedean APPROVED 1965
- **16001/2** The provision of pedestrian access to Lovedean Lane, at the Green Dragon Public House, Lovedean 1967
- **89/54262** New entrance lobby and external alterations APPROVED January 1990
- **APP/12/00222** Display of 1No. Totem sign and 2No. non-illuminated freestanding pole mounted entrance and exit signs APPROVED 3 May 2012
- **APP/12/00207** Installation of New Shopfront APPROVED 3 May 2012
- **APP/12/00209** Installation of ATM and 1No. security camera APPROVED 17 May 2012
- **APP/12/00210** Installation of plant equipment consisting of 3No. AC Units and 1No. Flatbed Condenser

3.2 In March 2012 planning applications were submitted to enable the occupation of the former pub by Tesco Express. Planning permission for the change of use from Use Class A4 to Use Class A1 was not required as this is permitted development, however planning permission and advertisement consent were obtained for a number of 'minor works' including the installation of plant equipment; the installation of an ATM; alterations to the shopfront and display of signage.

4 APPLICATION PROPOSAL

- 4.1 This application seeks retrospective planning permission for an extract flue which is connected to the store.

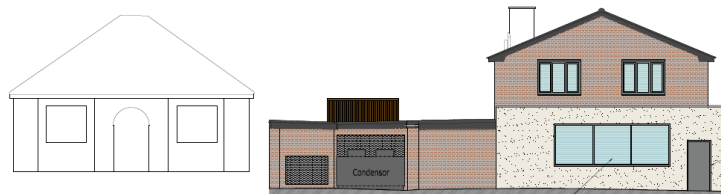


Figure 2: Extract Flue Side Elevation

- 4.1 The extract flue will be screened by a small timber fence, this can be seen in the following photographs.



Figure 3: Photograph of Extract Flue

5 PLANNING POLICY

National Planning Policy

- 5.1 The following national planning policy and guidance has been considered in respect of the application:
- 5.2 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.
- 5.3 The Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
- 5.4 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 (paragraph 14). For decision-taking this means:
- Approving development proposals that accord with the development plan without delay; and
 - Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - Specific policies in this Framework indicate development should be restricted
- 5.5 Like PPS1 the NPPF identifies that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 5.6 Paragraph 58 dictates that planning policies and decisions should aim to ensure that developments:
- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
 - optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
 - respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
 - create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
 - are visually attractive as a result of good architecture and appropriate landscaping.

Local Planning Policy

- 5.7 The site is not allocated for any proposed use in the Local Development Framework Proposals Map. The site is however in close proximity to an identified Local Centre. Part of the site is within the Flood Zone 2.

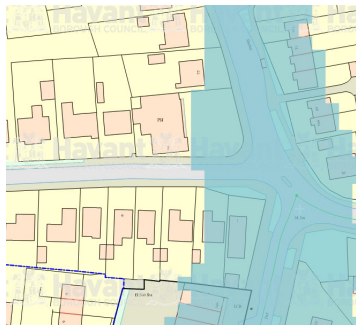


Figure 4: Proposals Map Extract

- 5.8 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. It also includes development management policies to guide more detailed aspects of development proposals.
- 5.9 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. All development should demonstrate that its design:*
1. *Responds to, draws inspiration from and respects local context and:*
 - a) *Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;*
 - b) *Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;*
 - c) *Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;*
 - d) *Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and*
 - e) *The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.*

2. *Produces a positive relationship between buildings, street and spaces both existing and proposed, where:*
 - a) *The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;*
 - b) *New streets are not dominated by vehicular traffic;*
 - c) *The layout of the development is legible, meaning it is easy to orientate oneself and move through.*
3. *Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.*
4. *Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.*
5. *Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.*
6. *Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.*
7. *Adapts to the changing needs of the users and the changing climate over the lifespan of the building.*

5.10 Development Management Policy DM10 provides guidance on Pollution Control. It states development that may cause pollution of water, air or soil or pollution through noise, smell, smoke, fumes, gases, steam, dust, vibration, light, heat, electromagnetic radiation and other pollutants will only be permitted where all of the following relevant criteria can be met:

1. *The health and safety of existing and future users of the site, or nearby occupiers and residents is not put at risk.*
2. *National air quality standards or objectives would not be breached.*
3. *The water environment would not be detrimentally affected.*
4. *It would not lead to an unacceptable deterioration in the quality or potential yield of coastal, surface and ground water resources.*
5. *External lighting is of the minimum level of illumination and duration required for security and operational purposes.*
6. *External lighting would not interfere with safe navigation in either Chichester or Langstone Harbours and other coastal locations.*

6 BENEFITS OF THE SITE

6.1 The key considerations in the determination of this application are considered under the respective headings below.

Design

6.2 The development can be broken down into three key planning considerations, namely:

- the siting of the development;
- the design of the plant equipment; and
- the impact of the development upon the amenities of the immediate residential occupiers.

6.3 Each matter will be considered independently before being summarised in the concluding Section of this report.

Siting

6.4 The extract flue is located on the roof of first floor to the rear of the main building. It should also be noted that any views of the equipment are screened a timber enclosure.

6.5 The specific siting of the extract flue is the most practical location as the units would not be visible from most vantage points around the site. The visual impact (from wider views) of this development is therefore considered to be immaterial.

Design

6.6 The design of the extract flue is restricted to a degree by its function. That said, the extract flue is screened by a sympathetic timber screen and will therefore not appear incongruous from any public vantage points.

Impact on Amenity

6.7 The extract flue will not create any noise or vibration and will not adversely impact upon the amenity of the immediate occupiers and is in general accordance with BS 4142:1997 and Development Plan policy.

7 SUMMARY AND CONCLUSIONS

- 7.1 It is concluded that 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 surroundings.
- 7.2 For the reasons set out in this statement, it is respectfully requested that planning permission is granted.

