

DELEGATED OFFICER REPORT

PROPOSAL :	Alterations to front and east side elevation including new frontages, cladding and windows
LOCATION:	3 Wellington Retail Park, 2 Hambledon Road, Waterloo, PO7 7FG
REFERENCE NO:	APP/26/00032
APPLICANT:	
APPLICATION TYPE:	Mr Jeremy Williams
CONSULTATION EXPIRY DATE:	
APPLICATION EXPIRY DATE:	12.06.2026
WARD:	Waterloo
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

The application site comprises Unit 3 within the Wellington Retail Park and is a DFS furniture retail unit.

The store benefits from direct pedestrian and customer access from the retail park car park, 530 shared customer and cycle facilities. Servicing is undertaken to the rear of the unit. via an established service yard accessed from Hambledon Road.

2. Planning History

99/54013/003 (Outline) – Demolition of car showroom, associated buildings, existing retail unit and civic amenity site. Erection of 10,126 sq m non-food retail units, 1,207 sq m garden centre, 232 sq m fast food restaurant and associated access, car parking and servicing – Approved on the 7th November 2000.

00/54013/004 (Reserved Matters) – Approval of matters reserved under Planning Permission 99/54013/003 (external appearance, design and landscaping) in respect of development of 8,127 sqm non food retail units to the north of the existing Hambledon Road, with associated car parking and access – Approved on 23rd of February 2001.

01/54013/006 – Variation of conditions 16 and 17 of planning permission 99/54013/003 in order to increase the level of floor space that can be used for non-bulky or unrestricted A1 (retail) use – Approved on the 9th of July 2001.

APP/15/00576 – Subdivision of Unit 3 to create a unit of 767 sqm at ground floor – Approved on 20 July 2015. Request to Discharge Condition No. 4 22.4.16) – Approved on the 20th of July 2015. 2

APP/15/00577 – Erection of a mezzanine floor ancillary to ground floor retail use within proposed unit following subdivision of Unit 3 to create a retail unit of 767 sqm at ground floor (Ref: APP/15/00576) – Approved on 20th of July 2015

3. Proposal

Alterations to front and east side elevation including new frontages, cladding and windows to modernise the external appearance of the existing retail unit through elevational changes.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Chichester Harbour Management Plan 2024-2025

Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

Havant Borough Local Plan (Core Strategy) March 2011

- Policy CS4 – Town, District and Local Centres
- CS7 (Community Support and Inclusion)
- CS14 (Efficient Use of Resources)
- CS16 (High Quality Design)
- CS20 (Transport and Access Strategy)
- DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)
- DM18 (Protecting New Development from Pollution)
- DM17 (Contaminated Land)

Emsworth Neighbourhood Plan Post Examination Version 2020
N/A

Listed Building Grade: N/A
Conservation Area: N/A

5. **Statutory and Non Statutory Consultations**

Winchester City Council:

I can confirm we have no comments on this application.

6. **Publicity and Community Involvement**

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site notice	04.02.26	04.02.26		Is advertised in the public interest

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 24

No of representations received:0

Material planning considerations are addressed in Section 7.

7 **Planning Considerations**

7.1 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 and impact on the character of the area
- III. Effect on neighbouring properties
- IV. Transport/Parking

(i) **Principle of development**

The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria. The site is located within the defined Waterlooville Town Centre boundary, where Policy CS4 supports investment in main town centre uses.

The applicant has submitted a design and access statement that states, inter alia, that the proposed alterations have been designed to respect the retail park context while modernising the unit's external appearance. The use of new cladding and updated treatments will provide a refreshed frontage that improves visual quality and aligns with the branding of the occupier.

(ii) Appropriateness of design and impact on the character of the area

Works include modifications to the front (south facing) and side elevations (east facing) to update the unit's frontages, introduce new cladding and windows to improve visual quality, and ensure the store reflects the branding requirements of a modern DFS.

The windows to the store are to be extended vertically to provide an open active frontage to the site; these are extended along the front and side elevation. The associated cladding is also to be altered to reflect the new changes to the window layout.

The design provides articulation and the modern materials ensure durability and respects the vernacular of the immediate surroundings. The changes are considered to be proportionate and sympathetic to the surrounding built form. The height is modest is appropriate and will remain in keeping with the storey heights in the area.

The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

The site is located within a commercial retail park. It is considered that given the commercial nature of the retail park, orientation of the building and the separation distances afforded, the development would not appear overbearing.

Consequently, it is considered that the proposal will not appear overbearing and would have an acceptable impact on the properties immediately adjacent to the application site meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(vi) Transport/Parking

It is considered that the site is ideally located to a range of bus services, providing access to the centre of Waterlooville and surrounding settlements. The local environment is also conducive to both walking and cycling. The proposed development would not impact vehicular movements or parking.

8 **Conclusions**

Overall, the proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area and would have a limited and acceptable impact on the neighbouring properties and nil impact on highways safety. On this basis it is recommended for approval.

9. **RECOMMENDATION:**

That the Interim Development Manager be authorised to Approve with Conditions for application

Conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Elevations as existing WHB-MA 21 0001 P00
Elevations as proposed WHB-MA 21 0010 P01
Planning Statement
Site and Location Plan

Reason: To ensure provision of a satisfactory development.

2. The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. No development shall commence above slab level until details and / or samples of all external facing materials have been submitted to and agreed in writing by the Local Planning Authority, and the approved materials shall be used in situ thereafter.

Reason: To protect the visual amenities of the locality in accordance with policy CS16 of the Havant Borough Local Plan and the National Planning Policy Framework.

Informatives

1. Please note that the proposed elevations include advertisements that do not appear to benefit from advertisement consent, which will likely be required.