

DELEGATED OFFICER REPORT

Site Address: Unit 8A, Wellington Retail Park, 2 Hambledon Road,
Waterlooville, PO7 7FG

Proposal: Installation of new HVAC to Unit 8A with the incorporation of 3 No.
stacked external condensing units located on the rear wall of the building.

Application Type: Full Planning Permission

Application No: APP/26/00285 **Expiry Date:** 28 July 2026

Applicant: Starbucks Coffee Company

Agent: Design Team **Case Officer:** Denise Sheath

Ward: Waterloo Ward

Recommendation: **GRANT PERMISSION**

1 **Site Description**

Wellington Retail Park is located to the west of Waterlooville town centre. The park consists of a number of large superstores with car parking to the centre of the site. The stores are of steel frame construction with feature canopies over the main entrances.

2 **Planning History**

01/54013/005 - 2 illuminated fascia signs and 3 non-illuminated poster signs to front elevation. NFA - 02/11/2012

APP/14/01247 - Installation of 1No. new display window to front elevation. PERM - 20/01/2015

APP/15/00380 - Display of 2No. illuminated fascia signs; 2No. existing non-illuminated fascia signs recovered to match. PERM - 22/05/2015

APP/24/00501 - Application for Variation of Condition 2 of Planning Permission APP/23/00661 relating to external alterations to elevations. PERM - 18/09/2024

APP/24/00554 - Subdivision and external alterations to Unit 8 comprising the removal of existing entrance and replacement with two new entrances, additional changes to fenestration and doors, and associated works. PERM - 29/11/2024

APP/25/00158 - Variation of Condition 1 of APP/13/00214 to remove the restriction on the sale of food in relation to part of Unit 8 known as 8A. – Permit 22/08/2025

APP/25/00463 - Non Material Amendment to Planning application APP/24/00554 (Permitted 29/11/2024). Amendments to doors, bollards and ramps at the rear elevation of Unit 8B. - Permit 01/07/2025

APP/26/00268 - Advertisement consent for 1 No. Facia panel with green background with white illuminated Starbucks lettering (Internally Illuminated); 1 No. Siren Logo onto green background (Internally Illuminated).

3 **Proposal**

Installation of new HVAC to Unit 8A with the incorporation of 3 No. stacked external condensing units located on the rear wall of the building.

4 **Policy Considerations**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health

No concerns of adverse noise impacts to residents given the quoted sound power levels of plant detailed in the drawing entitled 'Proposed Rear Elevation & Plan | Sheet Number: 89937-U-1110 Rev 1.0' (dated 22.04.2026). An online mapping review indicates that the nearest residential dwelling is approximately 170m east of the development and that other commercial units provide significant screening. No objection to the proposals.

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: 5

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Impact upon residential amenity
- (iv) Biodiversity Net Gain (BNG)
- (v) Highway Implications

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

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

- 7.3 The proposed condenser units are located within the application site boundary and positioned against the rear elevation of the building. The units would be finished in powder-coated white aluminium. In addition, a ventilation grille is proposed adjacent to the condenser units within the same area. Owing to their siting on the rear elevation of the unit, the proposed condenser units and ventilation grille would not be readily visible from the public realm and would therefore have a limited visual impact on the character and appearance of the surrounding area.
- 7.4 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) Impact upon residential amenity

- 7.5 The nearest residential neighbouring properties are approximately 170m east of the development and that other commercial units provide significant screening. Therefore it is considered the proposals would not have an adverse impact on residential amenity.
- 7.6 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, 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.

(iv) Biodiversity Net Gain (BNG)

- 7.7 Biodiversity net gain (BNG) is a legal requirement for planning permission introduced for small sites such as this on 2nd April 2024. In this case the applicants have claimed an exemption from the BNG requirements due to the development proposals falling below the applicable thresholds of 25sqm of on-site habitat or 5m of on-site linear habitats.
- 7.8 Having given due consideration to the nature of the proposals, it is clear that no habitat will be lost as a result of the works. On this basis it is agreed that the development is exempt from BNG requirements.

8 Conclusion

- 8.1 The scale, siting and design of the proposals would have limited and acceptable impact on the neighbours and the character of the area and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Interim Head of Planning be authorised to **GRANT PERMISSION** for application APP/26/00285 subject to the following conditions:

1. 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.

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

Planning Statement – Submitted 27 April 2026

Location Plan – Drawing No. 26-108 - REV 3 – Submitted 03 June 2026

Proposed Block Plan - Drawing No. 26-108 - REV 1 – Submitted 27 April 2026

Proposed Rear Elevation – Drawing No 89937-U-1110 – Submitted 27 April 2026

Proposed External Rear Elevation & Plan – Drawing No. 89937-U-1110-r 1.0 (1)- Submitted 27 April 2026

Proposed Floor Plan – Drawing No. RP-SD-REV1 – Submitted 27 April 2026

Reason: To ensure provision of a satisfactory development.

3. The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informative:

In accordance with paragraphs 39-51 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- Your application was acceptable as submitted and no further assistance was required.