
Site Address:	54A Stakes Hill Road, Waterloooville, PO7 7LB		
Proposal:	Installation of 1No. external air conditioning unit.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00328	Expiry Date:	31/05/2023
Applicant:	N/A		
	CVS Group PLC		
Agent:	Mr Kettleborough	Case Officer:	Ikrame Essalih
	Rapleys		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 54A Stakes Hill Road, Waterloooville is a detached single storey building constructed in red brick with elements of white colour render on the front elevation and a hipped roof in brown roof tile. The property is currently used as veterinary surgery by Harbour Veterinary Group Waterloooville.
- 1.2 The site is located on the southwest side of the Stakes Hill Road and encompasses the main building, a front gently slopped garden and a rear car park with vehicle access from the front and pedestrian access from the north side connecting the front to the rear of the building through a white painted garden door.
- 1.3 The surrounding area is mainly residential in character with properties of different types and heights varying from single to two storey dwellings and displaying a mix of design, façades finishes and boundary treatment.

2 Planning History

99/54267/005 - Demolition of existing outbuildings, erection of single storey extension to existing veterinary surgery with associated parking provision and alterations to staffing levels & consultation/working times restrictions of planning permission no . 94/54267/3, PERM,14/05/1999

94/54267/003 - Change of use of premises to Veterinary Surgery, PERM,17/02/1994

93/54267/001 - Conversion of BT exchange into 3 bedroom bungalow, PERM,

3 Proposal

The proposal includes the installation of an external air conditioning unit on the rear elevation of veterinary surgery. The back of the building is facing staff and visitor car park which is part of the property.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM10 (Pollution)
DM2 (Protection of Existing Community Facilities and Shops)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No comments received.

Councillor Mike Sceal

No comments received.

Councillor Peter Wade

No comments received.

Developer Services, Southern Water

Conclusion: No Objection to the proposal

Environment Agency

No comments received.

Environmental Health

11 May 2023

I would recommend refusal of this application at this time, as insufficient information has been provided about the proposed air conditioning / condensing unit, for this office to make an informed decision as to the potential for noise nuisance.

Nearest residential facade is within 15 metres of the proposed position of the unit.

Furthermore it would also be helpful if some indication were given as to times of usage e.g. if it is a commercial premises open from 08:00 to 17:00, it is likely the proposed unit will not be in use overnight.

Officer comment: Time of usage, Air conditioning unit information and noise impact assessment report received and uploaded on 30 May 2023.

06 June 2023

The noise report submitted by the agent relates to a property in Havant Road, Drayton,

Portsmouth. Whilst it is a similar make of unit to the one proposed for Stakes Hill Road, it is a different model. Also, we do not have any idea on background noise levels at the properties at the rear & sides of the application site.

The advised times of operation are depicted as daytime hours of use only and can be conditioned as such.

Officer comment: Noise impact assessment report received and uploaded on 29th August 2023. The agent has been made aware of the recommendations and the time of usage.

19 September 2023

I have perused the additional noise impact assessment report now submitted. This report advises that the predicted sound levels at the two nearest noise sensitive properties, are below the representative background noise levels during the day. It has been advised previously by the applicants representative that the unit will only be operated during the following hours and mainly during the summer months:

Monday to Friday: 08:30 - 18:30

Saturday: 08:30 - 12:30

Sunday: Premises closed.

Therefore, if consent were to be granted on this application, I would ask that the above times of operation of this unit, be conditioned as such.

Officer comment: Noted. A condition regarding the time of operation has been recommended.

Portsmouth Water Company

Conclusion: No Objection to the proposal

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: 9

Number of site notices: Not applicable.

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

(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. The site is in commercial use as a veterinary surgery.

(ii) Impact upon the character and appearance of the area

- 7.3 The proposal consists of an installation of a single air conditioning unit mounted on the rear elevation of the veterinary surgery facing south-west. The rear of the property is facing a car park used by the surgery staff and visitors.
- 7.4 As the proposed development is located to the rear of the property, it would not be visible from the public realm. Therefore, it is deemed that these works would not result in an adverse impact on the street scene and character of the neighbourhood.
- 7.5 It is noted that the type, size and style of the proposed unit are considered to be a usual feature to the rear of a non-domestic building. It is then considered that the proposed works would be modest to the main building, thus not altering or affecting its nature or character.
- 7.6 Overall, 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 Policies CS16 and CS17 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

- 7.7 Considering that the air conditioning unit is located to the rear of the property, the closest neighbouring residential property is located at 11 metres distances from the rear façade on the south-east side, and the existing high fences to the rear and sides of the application site, it is deemed that the proposed unit would not result in an adverse visual impact on the neighbouring properties.
- 7.8 In this case, the main impact to assess would be the effect of the noise from the operation of the unit on the neighbouring residential properties. In terms of the noise impact, as the application site is non-domestic with an institutional use, the time of usage being mainly from 8:30am to 6:30pm, it is deemed that the impact vis-à-vis the time of usage would be limited and acceptable. Furthermore, comments received from the Environmental Health Officer confirm that the noise generated by the proposed unit would not result in an adverse impact on the residential amenities as the expected sound levels at the two nearest noise sensitive properties are below the representative background noise levels during the daytime. The noise assessment impact report will be part of the approved plans and a condition relating to the recommended time of usage will be attached to the decision.
- 7.9 The agent has confirmed that the time of usage of the proposed unit would be during daytime as per the surgery opening hours. A condition with the advised times of operation has been attached to the decision.
- 7.10 Consequently, the proposal does not appear overbearing or lead to loss of privacy or overlooking and would have limited and acceptable impact on the immediately

adjacent properties 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.

8 Conclusion

- 8.1 The scale, siting and design of the proposal 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.
-

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00328, 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:

SLP01-HV54A SITE LOCATION PLAN
PBP01-HV54A PROPOSED BLOCK PLAN
PEP01-HV54A PROPOSED EAST & SOUTH ELEVATIONS
AGENT EMAIL DATED 12TH MAY 2023 REGARDING TIME OF USAGE

AIR CONDITIONING UNIT INFORMATION - Uploaded on 30/05/2023
ENVIRONMENTAL NOISE IMPACT ASSESSMENT ACOUSTIC
CONSULTANCY REPORT ADT 3568/ENIA

Reason: - To ensure provision of a satisfactory development.

- 3 The approved air conditioning unit as shown on the approved plans shall only be operated during daytime working hours from 08.30 to 18.30 between Monday and Friday, and from 08.30 to 12.30 on Saturday and at no other times.
Reason: To safeguard the amenities of the occupiers of neighbouring property and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.