
Site Address: Portsmouth Water Stores, Brockhampton Road, Havant,
PO9 1NU
Proposal: Installation of replacement storage racking within Portsmouth Water's
Operations Yard and fencing.
Application Type: Full Planning Permission
Application No: APP/23/00118 Expiry Date: 05/04/2023
Applicant: Portsmouth Water
Agent: Dr Lyons Case Officer: Selina Donophy
Tetra Tech
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is located on Brockhampton Road within the Brockhampton Conservation Area. It comprises the Portsmouth Water HQ. This includes a number of buildings and storage / operations yard. To the south of the site is the Old Manor House, a Grade II listed building. In terms of locally listed buildings (non-designated heritage assets), the site includes one - the Pump House. No's 5 and 7 Brockhampton Road sit outside the entrance to the site.

2 Planning History

APP/21/00306 - Fell 1No. ornamental tree (on land to left of Brockhampton Road Entrance). Within conservation area of Brockhampton., RNO, 11/05/2021
APP/21/01037 - Application to determine if prior approval is required for a proposed installation of Solar Photovoltaics (PV) equipment on the roofs of non-domestic buildings., PAYA, 10/11/2021

3 Proposal

Installation of replacement storage racking within Portsmouth Water's Operations Yard and fencing.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of
Havant Borough)
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Brockhampton

5 Statutory and Non Statutory Consultations

Conservation Officer

- 1 The site currently includes a metal frame racking system for the storage of commercial equipment. The proposed new racking system will be in a similar location within the operations yard, adjacent to the shared boundary with No. 7 Brockhampton Road, which is a non-designated heritage asset. There is a tall row of leylandii within the boundary of No. 7 which provides a good level of screening from the site. The racking will be slightly visible, where the hedge coverage is not as thick however, overall given that this relationship already exists, it is not considered that the replacement racking will result in any further direct impact and there will be no increase in harm to either the CA or the nearby heritage assets.

Conclusion:

NO OBJECTION

Councillor Imogen Payter

No comment received

Councillor Phil Munday - St Faiths

No comment received

Councillor T Pike - St Faith's

No comment received

Developer Services, Southern Water

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Environment Agency

No comment received

Environmental Health Manager, Community Group

Thank you for consulting us on the above application. I can confirm that we have no adverse comments to make concerning the proposal.

Any issues, please let me know.

Hampshire Highways

It appears that we have been incorrectly consulted on this application as there are no highway implications associated with the proposed development. As such, the Highway Authority will not provide formal written comments

Portsmouth Water Company

No comment received

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: 7

Number of site notices: 1

Statutory advertisement: 03/03/2023

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 as well as on the conservation area and locally listed building
- (iii) Impact upon residential amenity
- (iv) Trees

- (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.

7.3 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or

historic interest when considering whether to grant listed building consent.

- 7.4 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.5 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.
- 7.6 Policy CS11 of the Core Strategy states that planning permission will be granted for development that:
- 7.7 Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

(ii) Impact upon the character and appearance of the area as well as on the conservation area and locally listed building .

- 7.8 This proposal is for replacement shelving/racking in the storage yard at the Portsmouth Water site. It is understood that the shelving has been in place for some time and advice was sought recently from the LPA to confirm as to whether planning permission would be required for this. This has been confirmed to be required and a subsequent planning application has been made.
- 7.9 The racking is located along the southern boundary of the site adjacent with the residential properties . The height of the racking has been amended following the initial submission of this application due to concerns in relation to overbearing impact on the amenity of no 7 Brockhampton Road. Two sets of racking would be constructed from metal , the first set with a total of 6 bays with dimensions of 3.2 metres height x 2.7 metres length x 0.9 metres depth and the second with a total of 5 bays, 3 of these bays with dimensions of 4 metres height, 2.7 metres length and 0.9 metres depth and 2 of these bays with a height of 4.5 metres . Also proposed are 3.2 metre high x 3 metre depth x 5 metre length coil stands located along the western boundary of the site and a set of 5 cantilever storage racks at the southern most point along the boundary with dimensions of 6 metres length by 1.2 metres depth and 1.2 metres height as shown on the 'Phase 2 racking design' document submitted . Also now proposed is a line of board style panel fencing along the western boundary of the site between Portsmouth Water and no 7 Brockhampton Road which would have a length of 19 metres at 3 metres height which would act as a screen for the proposed coil racking between the site and the residential property.
- 7.10 The proposed racking would be located within the yard area which is linked with the business activities associated with Portsmouth Water and which has historically been used as such . The racking would not be highly visible from the public realm with only a small section of this being visible from Brockhampton Road. The racking is not considered to result in harm to the character of the area.

7.11 The site is located within the Brockhampton Conservation Area and therefore Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area. There is also a locally listed building, the Pump House sited adjacent to the proposal site. Located to the south of the site is the Old Manor House which is a Grade II Listed Building. For this reason Havant's Heritage Officer has been consulted in regards to this proposal however they have no objection to uphold to this proposal, noting the screening in place. To conclude this proposal is considered to meet the tests of Section 72 as well as Policies CS11 and CS16 of the Havant Borough Local Plan.

(iii) Impact upon residential amenity

7.12 The racking would be located on the boundary shared with no 7 although there is also a significant amount of tree/ foliage cover along this boundary. However some sections of racking were considered to result in an overbearing impact on the rear garden area of no 7 due to the height where the foliage is more sparse. Following discussions with Portsmouth Water, these more sparse sections have been identified and the height of the shelving has been lowered in these locations as specified in the 'Phase 1 pallet racking' document submitted. These areas will now have heights lowered to 3.2 metres and 4 metres - it was confirmed by Portsmouth Water that this was the lowest height feasible that could be achieved. Overall this has been considered to be an acceptable solution and has reduced the dominant impact on no 7. The fencing to the rear boundary of no 7 is considered to mitigate against the impact of the proposed coil racking, at 3 metres high there would only be a small level of protrusion above the new fence line.

(iv) Trees

7.13 There are mature trees located along the shared boundary with no 7 Brockhampton Road and the Portsmouth Water site. The racking section closest to the mature tree has already been erected and therefore as the development has already taken place, it is too late for tree protection plans to be sought.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the Conservation Area, Locally Listed Building and neighbours 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/23/00118

(A) 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:

27 Jul 2023	PHASE 1 PALLET RACKING
15 Feb 2023	PHASE 2 - COIL STAND
15 Feb 2023	PHASE 2 RACKING DESIGN
15 Feb 2023	S917 - SITE LOCATION PLAN
S917-GA-03 - C	GENERAL ARRANGEMENT
04 Jul 2023	FENCING SPECIFICATION SHEET

Reason: - To ensure provision of a satisfactory development.

- 3 The approved 3 metre high fencing to the western boundary of the site forming the rear boundary of no 7 Brockhampton Road shall be erected prior to the erection of the coil racking as granted under this permission.

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

- 4 Nothing shall be stored above the height of the racking as shown in the approved 'PHASE 1 PALLET RACKING ', and 'PHASE 2 Racking Design' documents as submitted.

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