
Site Address:	Environment Agency Depot, Staunton Road, Havant, PO9 1DH		
Proposal:	Installation of office container above existing unit with staircase.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00516	Expiry Date:	05/09/2023
Applicant:	Mr Khan		
	DEFRA		
Agent:	Mr Evans	Case Officer:	Joseph Toole
	Mcandrew Martin LTD		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a courtyard/depot used by the Environment Agency. Access is from Staunton Road with Hermitage Stream to the north and a railway line to the south. The courtyard is surrounded by 2 metre high fencing with various equipment and storage containers. The site is also partly screened by a number of trees and vegetation surrounding the site.

The application site is located within Flood Zone 2/3. Brockhampton Conservation Area is located to the south of the site.

2 Planning History

08/73338/000 Extend existing depot on the east elevation to provide a larger depot area to support a new welfare unit, provide additional open storage space and provide new external security lights and palisade fencing. Permitted 15/04/09

3 Proposal

The proposal is for the installation of container above existing container with a staircase. It would be used as an office/training room.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

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

Councillor D Guest

No Comment.

Councillor Liz Fairhurst - Bedhampton

No Comment.

Councillor Phillipa Gray

No Comment.

Crime Prevention -Minor Apps

No Comment.

Engineering Services, Havant Council

The FRA is basic but the conclusions appropriate for this site

Environment Agency

No Comment.

Hampshire Highways

Thank you for your consultation on the above planning application. The Highway Authority wish to make the following comments.

Due to the scale of the proposal, being 5 dwellings or less, and that there is no change to the vehicular access on the highway, HCC's standing advice should be referred to in the first instance. As a result, the Highway Authority will not provide detailed comments on this planning application. For more information on standing advice please use the following link: www.hants.gov.uk/transport/developers/consultation

Network Rail, Town Planning Technician

Following a review of the application, I can confirm that Network Rail have no objections to the proposal.

Portsmouth Water Company

Portsmouth Water have reviewed the application and associated documents for the above and have no concerns regarding impacts to groundwater quality. Therefore, we do not recommend any planning conditions to be included on the planning permission.

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: 20

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2 objections

Comment	Officer Comment
Loss of privacy / overlooking to back garden and rear rooms	Please see Section 7.
Existing lack of privacy made worse	
Faces out towards the yard	
Water course not ticked however there is a stream nearby.	Noted
No increase in employment seems unlikely	
Tall ugly structure - loss of view to trees	See part 7 - loss of view is not a material planning consideration.

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 and conservation area
- (iii) Impact upon residential amenity
- (iv) Access matters
- (v) Flood risk
- (vi) Impact on ecology

(i) Principle of development

7.1 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The proposal supports the functioning of the Environment Agency a statutory undertaker. The proposals are therefore supported in principle subject to the assessment below.

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

7.2 The proposed first floor office container would not increase the footprint of the site and the proposal is within an existing established compound. It would also be partly screened by the existing trees and vegetation thus not considered to have an adverse impact on the character of the area and the adjacent Conservation Area.

7.3 The design and appearance of the proposal is deemed appropriate in context of the site 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

7.4 There would be a staircase with access to a door as well as a window facing out onto the Hermitage stream and the rear of the properties along New Road. Due to a separation distance being a minimum of 60 metres from the rear walls of the

properties along New Road it is not considered to have an adverse impact on overlooking which would warrant a refusal on planning permission. The other windows would be screened by the existing trees and vegetation thus not considered to cause harmful overlooking. Due to the position of the first floor container it is not considered to appear overbearing or result in the harmful loss of light to any surrounding properties.

- 7.5 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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).

(iv) Access matters

- 7.6 Hampshire Highways commented on the application raising no objection.

(v) Flood risk

- 7.7 The application would be classed as a 'minor development' and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not affect these areas.

- 7.8 The application site is located within Flood Zone 2/3. It is worth noting the proposal would not increase the existing footprint. The proposed development is classed as minor development and unlikely to increase the risks associated with flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy. The application is also for the Environment Agency who help manage flood risk issues.

(vi) Impact on ecology

- 7.9 The application site is adjacent coastal and floodplain grazing marsh. Due to the nature of the proposed works not increasing the footprint it is not considered to have an adverse impact on the ecology of the area.

8 Conclusion

- 8.1 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. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00516 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:

Location Plan and Block Plan - 220832-MML-00-00-DR-B-0100-S4-PS1
Proposed Floor Plans and Elevations -
220832-MML-00-ZZ-DR-A-1101-S4-PS1
Flood Risk Assessment dated 11th July 2023

Reason: - To ensure provision of a satisfactory development.