
Site Address: Waterlooville Health Centre, Dryden Close, Waterlooville,
PO7 6AL

Proposal: Retention of external brick effect render insulation to the ground floor elevations to match the existing. Retention of replacement windows and doors within the rendered areas. Proposed high level maintenance access door.

Application Type: Full Planning Permission

Application No: APP/22/01007 Expiry Date: 18/05/2023

Applicant: Mr Beach
NHS Property Services Ltd

Agent: Mr Barnett Case Officer: Denise Sheath
Studio Four Architects Ltd

Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is Waterlooville Health Centre. The site is located at the end of Dryden Close and occupied by a detached one storey building constructed in red bricks and corrugated red colour roofing with a car parking area at the front and south of the building. The building is accessible from the front east side through a main large door and from the south side for staff only.
- 1.2 Small, retained grass areas are located to front and a large green area is located at the rear of the building on the north and west sides. The rear garden is surrounded by a fence and overlooked by neighbouring dwellinghouses which rear gardens are bordering the large rear green area of the health centre site.
- 1.3 The surrounding area is of low to medium density, mainly residential and characterised by a mix of design, building materials and heights with habitations ranging from bungalows and two-storey detached and demi-detached houses to three storey apartment buildings.

2 Planning History

98/54064/003 - single storey side extension to south elevation. PERM - 18/09/1998

98/54064/004 - New pitched roof over existing flat roof and canopy to front (east) elevation. Revision to extension permitted under 98/54064/3 to incorporate a pitched roof. Relocation of tank room doors from north to west elevation (re-advertisement). PERM - 10/12/1998

91/54064/001 - Alterations to front entrance on east elevation. PERM

03/54064/005 - Single storey rear extension to provide registrars office and replacement triage. PERM - 18/08/2003

04/54064/006 - Erection of porch to front (south east) elevation and amendments to car park layout to improve pedestrian access. PERM - 26/05/2004

APP/22/00505 - Installation of 2No. air source heat pumps with 2.4 metre high fenced enclosure (approved 6.10.22). Request to discharge condition 7 (recd 30.3.23). PERM - 06/10/2022

APP/23/00491 - Installation of PV panels on to the ground to the West of the building., DEL - **Not yet determined**

3. Proposal

- 3.1 Retention of external brick effect render insulation to the ground floor elevations to match the existing. Retention of replacement windows and doors within the rendered areas. Proposed high level maintenance access door.

4 Policy Considerations

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

Havant Borough Local Plan (Core Strategy) March 2011

CS1 (Health and Wellbeing)
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

Property Services Manager

No comments 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: 30

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) 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.

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

- 7.3 The proposal is for the retention of external brick effect render to all elevations of the building. The brick effect render is similar in appearance to the previous brick work at the premises. It is not considered that the brick effect cladding would have a harmful impact upon the character of the building.
- 7.4 The second element of the proposal is for the retention of replacement upvc windows and doors within the building. The replacement upvc triple glazed windows are of similar design to the previous windows and are not considered to have a harmful impact upon the building.
- 7.5 The last element of the proposal is for the installation of a high level maintenance door to the front east facing elevation at first floor level. This section of the building is set back from the main front principal elevation. The door would be used for maintenance purposes only. It is not considered the installation of the door would have a harmful impact upon the character of the building.
- 7.6 The site is well enclosed, and the proposed developments would have minimal impacts on the wider character of the area 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

- 7.7 The changes the subject of this application do not alter the siting or scale of the Health Centre building, and the new opening at first floor level (the maintenance door) is set well back from the premises' boundaries. As such, it is not considered that the replacement windows; brick effect render or the installation of a maintenance door would have a harmful impact upon the surrounding neighbouring properties. It is therefore considered that the proposals would meet the requirements of Policy CS16 of the HBLP (Core Strategy).

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 Place be authorised to **GRANT PERMISSION** for application APP/22/01007 subject to the following conditions

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

Location and Roof Plan - Drawing No.110-3 - Received 9 August 2023
Existing Elevations - Drawing No. 120-P1 - Received 09 August 2023

Proposed Ground Floor Plan - Drawing No.100-7 - Received 09 August 2023
Proposed Elevations - Drawing No. 121-3 - Received 09 August 2023
Proposed North Elevation Alterations - Drawing No. 122-2 - Received 09 August 2023
Internal Works Plan - Drawing No. 504 Rev A - Received 23 February 2023
Window Schedule - Drawing No. 400 Rev 0 - Received 24 October 2022

Reason: - To ensure provision of a satisfactory development.