
Site Address:	Oaklands RC School, Stakes Hill Road, Waterlooville, PO7 7BW		
Proposal:	External doors and window replacement to B (Saint Thomas More) block building.		
Application No:	APP/20/00920	Expiry Date:	11/12/2020
Applicant:	Mr Finch The Catholic Academy Trust in Havant		
Agent:	Mr Mondino Kendall Kingscott	Case Officer:	Joseph Toole
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is Oaklands RC School which covers a large area of associated buildings and surrounding land. The proposed works relate to B Block which is to the north of the School grounds.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

02/56253/006 - Erection of detached double garage with pitched roof to north east of 6th form block., PERM,20/12/2002
02/56253/005 - Demolition of existing sixth form block and construction of new larger replacement two storey sixth form block., S106,19/02/2003
98/56253/004 - Single storey flat roofed extension adjoining existing gym block., PERM,12/03/1998
96/56253/003 - Change of use from domestic flat to classroom with new access stairs block D., PERM,07/03/1996
95/56253/002 - Single storey extension to the technical block to provide woodworking facilities with associated storage (Adjacent to southern boundary) as amended by plan rec'd 15/05/9., PERM,
91/56253/000 - Two storey temporary teaching block for 6th Form and ancillary uses., PERM,
92/56253/001 - Two storey flat roofed classroom block, as amended b letter and plans received 28/5/92., PERM,
03/56253/007 - Demolition of the existing music room and erection of replacement single storey music room on the same site., PERM,16/09/2003
05/56253/008 - Replacement classroom block., PERM,03/03/2006
06/56253/009 - Provision of additional car parking area, extension and enclosure of hard play area and associated works., PERM,28/06/2006
06/56253/010 - Open sided walkway between hall and White House., PERM,15/02/2007
APP/11/01310 - Fell 5No. Larch trees within Woodland Order 1 of TPO 1120 (to rear of No. 6 Covert Grove)., REF,19/09/2011

APP/16/00469 - Replacement windows, replacement warm roof and cladding to the North block., PERM,08/07/2016
APP/16/00998 - Replacement windows, replacement warm roof and cladding to the North block. (Revised application)., PERM,08/11/2016
GEN/19/00727 - Proposed construction of a new Artificial Grass Pitch (AGP) and athletics track with associated floodlighting, fencing and ancillary features., ,18/11/2019 15:08:20
APP/19/00893 - Application for non-material change to planning permission
APP/19/00698 relating to natural vents roof stacks external terminal cowl revised and window frame colours changed from white to mid grey., PERM,03/10/2019
APP/19/01017 - Single storey dining room extension and associated works., PERM,10/12/2019

3 Proposal

External doors and window replacement to B (Saint Thomas More) block 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)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Diana Patrick
No Comment.

Councillor Dianne Lloyd
No Comment.

Councillor S Milne
No Comment.

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: 16

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.

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

7.3 The proposed development would involve external doors and windows replacement to B (Saint Thomas More) Block Building.

7.4 The building has brown facing brickwork with brown concrete interlocking roof tiles. The existing windows and doors have white metal frames and single glazed. The proposed development would replace these windows and doors. The doors would have aluminium frames with a polyester powder coated finish, screenwork to frames would use Telegrey RAL 7047 with a proposed leaf colour of Gentian Blue RAL 5010. The windows would have aluminium frames with polyester powder coated finish with a proposed colour of RAL 7015/7031. Some doors/windows would be protected and retained through the works and others would be infilled with blockwork and rendered to match the existing building. These alterations are considered acceptable in relation to the context of the building and the surrounding grounds.

7.5 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

7.6 The proposed works are not considered to have an adverse impact on the residential amenity as some of the windows and doors would be replaced in the same position and others would be infilled.

7.7 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.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the 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/20/00920

- 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 - 180768-1000 P2
Proposed Ground Floor Plan - 180768-2000 P1
Proposed First Floor Plan - 180768-2001 P1
Proposed Second Floor Plan - 180768-2002 P1
Proposed Elevations 1 of 2 - 3000 P2
Proposed Elevations 2 of 2 - 3001 P2

Reason: - To ensure provision of a satisfactory development.