
Site Address:	Cowplain School, Hart Plain Avenue, Waterlooville, PO8 8RY		
Proposal:	Erection of 2No. dining/multi-use canopies.		
Application No:	APP/21/00317	Expiry Date:	05/05/2021
Applicant:	Mr I Gates		
Agent:	Mr Coughlan	Case Officer:	Joseph Toole
	Streetspace Ltd		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

Cowplain school is located on the south side of Hart Plain Avenue with school buildings located to the east/south of the site and playing fields to the west.

2 Planning History

03/62148/000 - Hampshire County Consultation with regard to the construction of floodlit synthetic turf pitch (STP) and multi use games area., PERM,15/12/2003

05/62148/001 - Consultation by Hampshire County Council for the construction of floodlit synthetic turf pitch (STP) and multi-use games area (MUGA)., RO,18/08/2005

05/62148/002 - Consultation by Hampshire County Council for conversion and extension of the current caretaker's house into a business and enterprise centre., RO,31/08/2005

08/62148/003 - Consultation by Hampshire County Council for retrospective application for siting 2No. closed circuit TV cameras - one on each flood lighting column. , PERM,17/04/2008

08/62148/004 - Consultation by HCC to increase the height of the fencing around the schools all weather pitches to make unauthorised access more difficult. , PERM,03/07/2008

10/62148/005 - Sports hall recladding., PERM,08/04/2010

APP/15/01374 - First floor side extension, front porch and external alterations., PERM,10/02/2016

APP/16/00987 - New facade overclad system with a mix of insulated brick slip cladding and insulated render cladding. New replacement PPC aluminium frame windows and doors and PPC aluminium frame curtain walling glazing & solid panels., PERM,31/10/2016

APP/17/00241 - Replacement of existing Artificial Grass Pitch (AGP) with new 3G artificial grass pitch surface together with installation of six new goal storage areas adjoining the North Western and south Eastern longitudinal AGP perimeter (three

storage areas per side of the pitch). Installation of new 1.20m high pitch perimeter barrier with associated gated entrances adjoining the North Eastern AGP perimeter to segregate the pitch playing area from adjoining new pedestrian area. Installation of new hard standing area adjoining the North Eastern AGP perimeter complete with associated porous asphalt surfacing for pedestrian access, goals storage, spectator viewing space and vehicular maintenance access. Installation of a new paved mowing margin and vegetation barrier sized 600mm wide around the external AGP perimeter., PERM,19/06/2017

APP/19/00915 - Alteration to existing school road layout to include resurfacing and hard standing adaptations; installation of secure boundary fencing, vehicle and pedestrian gates; replacement of 2No. external doors on north elevation of main school building., PERM,12/11/2019

3 Proposal

Erection of 2No. dining/multi-use canopies.

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)
CS7 ()

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor David Jenner

No Comment.

Councillor E Shimbart - Hart Plain

No Comment.

Councillor P Bains - Hart Plain Ward

No Comment.

Developer Services, Southern Water

No Comment.

Environment Agency

No Comment.

Portsmouth Water Company

Thank you for consulting Portsmouth Water on this application, we have no adverse comments from a groundwater quality perspective.

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: 46

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. The Design and Access Statement states:

The school is looking to expand the breakout space available to the students with the provision of canopies that are of sustainable and attractive design, which will provide covered seating areas and will be usable in all weathers. This requirement for additional space has been exacerbated by the COVID-19 pandemic and the guidelines regarding social distancing.

The proposals are considered acceptable in principle.

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

7.3 The proposed development would involve the erection of 2 dining/multi-use canopies. It would provide breakout space for the students with covered seating areas and will be useable in all weathers. The first canopy would be located to the east. It would have a width of approximately 15 metres, a length of approximately 15 metres with a maximum height of approximately 4.5 metres. The second canopy would be located to the west. It would have a width of approximately 13.5 metres, a length of approximately 14.5 metres with a maximum height of approximately 4.3 metres.

7.4 The first canopy would have a steel structure with a polycarbonate roof. It would have cladding with a translucent multiwall polycarbonate sheeting. The second canopy would have a steel structure with a tensile membrane roof. It would have cladding with a waterproof PVC tensile fabric.

7.5 The proposed canopies would have curved roof profiles which are considered to complement the adjacent buildings. It is considered that the structures would enhance access to existing buildings and provide additional space. Designated emergency vehicle routes will remain unobstructed.

7.6 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

7.7 The proposed works would be within the boundary of the school - area 1 is set adjacent to existing buildings and off the boundary with residential properties with a driveway between and area 2 is set within the school complex well off any boundaries. It is not considered that the proposals would have a significant adverse impact upon neighbouring properties.

7.8 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 In conclusion the proposed development is considered acceptable in principle and in terms of the impact on the character and appearance of the area/residential amenity. Planning permission can therefore be recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00317

- 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:

Site and Location Plan - 18539-TCS-P-SLP-P
Area 1 Elevations Proposed - 18539-TCS-P-A1-E-P
Area 1 Roof Plan Proposed - 18539-TCS-P-A1-RP-P
Area 2 Elevations Proposed - 18539-TCS-P-A2-E-P
Area 2 Roof Plan - 18539-TCS-P-A2-RP-P
Design and Access Statement

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans.

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