
Site Address:	Station Theatre, Station Road, Hayling Island, PO11 0EH		
Proposal:	Replacement of existing glazed open lobby with new enclosed brickwork lobby extension. (Revised Application).		
Application No:	APP/20/00780	Expiry Date:	12/11/2020
Applicant:	HIADS Theatre		
Agent:	Mr Davison	Case Officer:	Denise Sheath
	iDraw Limited		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site contains a small theatre and associated car park and is located in an area with a mix of building uses, predominantly retail and residential. The theatre is located on Station Road with a number of warehouse units to the North behind the site. To the East and West of the site there are residential dwellings and opposite to the South there are several residential properties and retail units. The front lobby is set back from the highway and is separated by a car park for theatre users.

2 Planning History

96/51977/014 - Externally illuminated fascia sign, non-illuminated free-standing notice board and 2 flagpoles with attached flags, PERM,01/10/1996

96/51977/015 - Relief of condition 9 of Planning Permission 93/51977/5 to allow use of Theatre prior to surfacing and marking out of car park, TPP,01/10/1996

94/51977/007 - Extensions on N & S side of existing Goods Shed, car pkg & landscaping - details submitted in pursuance of Outline P P 93/51977/5 dated 4/11/93 for use as Theatre., PERM,

93/51977/005 - Outline application :- extensions to and use of existing goods shed as theatre, PERM,04/11/1993

APP/19/00934 - Replacement glass lobby., PERM,04/12/2019

3 Proposal

Replacement of existing glazed open lobby with new enclosed brickwork lobby extension. (Revised Application).

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

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

CS1 (Community Buildings)

Buildings for community use will be permitted where a need has been identified or where development would improve existing provision.

Loss of community buildings will only be allowed in areas where there is adequate provision in other accessible buildings.

Planning permission will be granted for a new community hall at Martin Road, West Leigh and the upgrading or replacement of the Wecock community building)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

County Archaeologist

Thank you for your consultation. The site is located close to the former site of Hayling island rail station and near the site of a WWII pill box. However, owing to the small scale of the proposal and its location largely within previously developed parts of the Station Theatre, I would not raise any archaeological issues.

Langstone Harbour Board

I refer to your letter dated 9 October 2020 and the detailed drawings viewed on the Havant Borough Council website concerning the above planning application. The Board's Planning Sub Committee has considered this application and has no objections to the proposals.

Property Services Manager, Corporate Group

The Estates Department would not be against the proposed works, however, the Estates Department have not been contacted by HI Station Theatre to obtain landlords consent for the proposed replacement of existing glazed open lobby with new enclosed brickwork lobby extension.

The Theatres Trust

Remit:

The Theatres Trust is the national advisory public body for theatres. We were established through the Theatres Trust Act 1976 'to promote the better protection of theatres' and provide statutory planning advice on theatre buildings and theatre use in England through The Town and Country Planning (Development Management Procedure) (England) Order 2015, requiring the Trust to be consulted by local authorities on planning applications which include 'development involving any land on which there is a theatre'.

Comment:

Thank you for consulting Theatres Trust regarding this proposal for a replacement lobby at Station Theatre. The Trust previously commented on and supported an alternative design in November 2019.

Station Theatre is a valued cultural facility serving Hayling Island, and is run by Hayling Island Amateur Dramatic Society (HIADS). It provides local people with the opportunity to participate and engage in cultural activity, which contributes to well-being. Paragraph 92 of the NPPF seeks decisions to plan positively for community and cultural facilities such as this.

In contrast to the previous application, this proposal would see an increase in the width of the lobby and two sets of doors. It would be built using brick with its design and appearance matching that of the rest of the building. Again, to improve accessibility we would encourage that the doors can be opened automatically.

Otherwise we support this proposal and **recommend the granting of 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: 9

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
After viewing the plans I am concerned that the new build will be higher than the existing structure. I would not be concerned at all if the new build could be kept to same height as the existing porch. The new height will effect the daylight and outlook from the living room and it will be even darker than it already is.	See Section 7

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

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

The proposed development is to replace the existing glass lobby with a brick built front extension, the proposal will have a larger footprint than that of the existing lobby, with a depth of 4.2m a width of 7.135m and a maximum height of 3.9m. The design of the proposal will be of similar design to that of the main building it is therefore deemed that there will be a limited impact on the character of the area. The materials are in keeping with the character of the area and the development will have a limited impact on the street scene and appearance as it is set back from the highway. A more modern lobby at the HIADS theatre is likely to have a positive impact on the street scene/existing building and public realm.

(iii) Impact upon residential amenity

The replacement brick lobby extension is not considered to have any negative impact on residential amenity. The development will not create additional pressure on the area in terms of the volume of traffic. The design is in keeping with the context of the area and will not have a negative impact on nearby residences.

Concerns have been raised regarding a loss of light due to the height of the proposal. The proposed extension will be in excess of 17.5m from the boundary concerned and would be mainly screened by the trees along the highway boundary adjacent to the property concerned. Any impact upon this neighbouring property would be considered minimal and acceptable and would not warrant a reason for refusal of the application.

(iv) Impact upon community facility

The HIADS theatre provides local people with the opportunity to participate and engage in cultural activities, which contributes to well-being. Therefore the improvements to the HIADS theatre would have a positive impact on the community and for local residents and would improve facilities encouraging sustainable leisure activities for local residents who frequently travel out of the Borough for theatre visits. Overall, the proposed development is likely to have a positive impact on this valuable existing community facility.

8 Conclusion

The application is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00780 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, Existing Block Plan, Floor Plan and Elevations - Drawing No. 19.265.100
Location Plan, Proposed Block Plan, Floor Plan and Elevations - Drawing No. 19.265.101 Rev A
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
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.