
Site Address: Oak Park Community Hospital, 8 Lavant Drive, Havant,
PO9 2AW
Proposal: Revised ramp entrance to Childrens Unit.
Application No: APP/20/00515 Expiry Date: 03/09/2020
Applicant: Solent Estates Partnerships
Agent: Mr Brian Hamill Case Officer: Denise Sheath
 Hamill Davies Ltd
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

Oak Park Community Hospital, 8 Lavant Drive, Havant, PO9 2AW

2 Planning History

04/68066/001 - Development of Phase 1 of Community Hospital (Children's Services)
Access onto Lavant Drive., S106,21/06/2004
08/68066/002 - Demolition of existing buildings onsite and erection of a new
community hospital including access from River Way with parking, landscaping and
associated works, plus new electricity sub-station., S106,15/04/2009
09/68066/003 - Discharge of Condition No's 2, 3, 4, 6, 8, 11, 12, 13, 14, 17, 20, 23,
24, 25, 28, 33, 34, 35, 36, 37, 38 and 39 of Planning Permission 08/68066/002.,
SPL,18/08/2009
APP/10/00932 - Erection of two storey extension to front entrance area; single and
two storey extension to the easternmost wing; raise the roof over the rear part of the
central wing; minor alterations to the existing elevations; associated external works
including alterations to existing parking arrangements and additional car parking to the
north of Lavant Drive, all associated with the use of the building for a Community
Clinic., PERM,15/02/2011
APP/11/00349 - Discharge of Condition No/s 2, 4, 5, 6, 7, 8, 9, 11, 13, 17, 18, 19, 22,
23, 24 and 25 of Planning Permission APP/10/00932, PERM,15/06/2011
APP/12/00655 - Installation of 4No. sets of louvres; installation of 1No. additional
condenser on south elevation to serve imaging department and installation of roof top
plant enclosure over central flat roof area., PERM,13/09/2012

3 Proposal

Revised ramp entrance to Childrens Unit.

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

Situation should be made no worse than existing arrangement

Protection from opening windows should be considered

No other comments

Landscape Team, Havant Borough Council

Planning Application APP/20/00515 Oak Park Community Hospital, 8 Lavant Drive, Havant, PO9 2AW

Revised ramp entrance to Children's Unit.

From a landscape perspective we have no adverse comments in relation to this application.

Kind regards,

Harry Mitchell CMLI
Landscape Architect
Havant Borough Council

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: 7

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

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

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 application before the Local Planning Authority is for an amendment to ramp and proposed railings along the eastern elevation of the building leading to and from the entrance to the Children's Unit. These minor alterations to the ramp and access, would have no material impact upon the character and appearance of the area or the building, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Impact upon residential amenity

Residential development is to the southern elevations and on the other side of the road to the east and west of the application site. The alterations to the building are on the eastern elevation which would have no impact on residential amenity within the locality.

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/20/00515 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:
Application Form - Received 08 July 2020
Design and Access Statement - Received 08 July 2020
Location Plan - Drawing No. 20-3550-100 Rev P2 - Received 08 July 2020
Existing Elevation - Drawing No 20-3550-102 Rev P1 - Received 08 July 2020
Proposed Elevation - Drawing No 20-3550-112 Rev P1 - Received 08 July 2020
Proposed Floor Plan and Section - Drawing No 20-3550-111 Rev P3 - Received 08 July 2020
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, or 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.