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|-----------------|---------------------------------------------------------|---------------|--------------|
| Site Address:   | Station Theatre, Station Road, Hayling Island, PO11 0EH |               |              |
| Proposal:       | Replacement glass lobby.                                |               |              |
| Application No: | APP/19/00934                                            | Expiry Date:  | 04/12/2019   |
| Applicant:      | HIADS Theatre                                           |               |              |
| Agent:          | Mr Davison                                              | Case Officer: | Sascha Haigh |
|                 | iDraw Limited                                           |               |              |
| Ward:           | Hayling West                                            |               |              |

Recommendation: **GRANT PERMISSION**

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## **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 PP 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

## **3 Proposal**

The proposed development is for a replacement glass lobby at the front entrance of the theatre. The new glass lobby is of a similar design to the existing glass lobby albeit with a larger footprint. The new lobby is set well back from the highway.

## **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

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**

The applicant is a tenant of HBC's. We have no comments about the proposal though depending on its exact nature it maybe necessary for the applicant to make a request for landlords consent under the terms of their lease.

### **The Theatres Trust**

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.

Plans show the replacement lobby will provide a slight extension forward compared to what is already in place, although will not be as wide. Currently there are two sets of doors opening left and right from the lobby. We assume work will enable installation of an automatic door which would improve accessibility into the theatre, but if not we recommend such an approach.

Otherwise we have no objections to this proposal and recommended the granting of planing 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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

| <b>Comment</b>       | <b>Officer Comment</b> |
|----------------------|------------------------|
| No comments received |                        |

## 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
- (iv) Impact on community facility

- (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. The

proposed development to replace the existing entrance lobby is considered to be a modest addition to the existing building.

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

The proposed development is a replacement of an existing glass lobby and therefore it is deemed that there will be a limited impact on the area. The development is in keeping with the character of the area and will provide a modern entrance to a local community facility. The overall appearance of the proposed lobby is similar to the existing, albeit with a larger footprint, and therefore it is not anticipated to cause any adverse impacts. 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 of the glass lobby 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.

(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.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00934 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:  
19.265.101- Proposed floor plans and elevations  
19.265.100- Existing Floor plans and elevations  
**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.