
Site Address:	Havant Health Centre, Civic Centre Road, Havant, PO9 2AG		
Proposal:	External building enhancements, window and external door replacement, new external doors, external works and access improvements (Revision to Planning Permission APP/19/01248).		
Application No:	APP/20/00401	Expiry Date:	19/06/2020
Applicant:	Mr Beach		
	NHS Property Services Ltd		
Agent:	Mr Potter	Case Officer:	Joseph Toole
	Baqus Group Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

Havant Health Centre, is on the southern side of the B2149 Petersfield Road. The application site currently comprises of painted timber soffit cladding and courtyard cladding with brown brick.

It is located within a cluster of facilities. To the north and east there are residential properties. To the west is Havant Methodist Church with Horizon Gym and Havant Leisure Centre to the south. There is car parking to the front and side of the building with access from Civic Centre Road.

2 Planning History

00/54063/003 - Alterations to entrance to improve disabled access, PERM,03/05/2000
94/54063/002 - Single storey extension to west and revision to car parking layout, PERM,
04/54063/004 - 3 No. 'City Cabins' (portable buildings) to north elevation., TPP,22/12/2004
05/54063/005 - Single storey infill extension to the west elevation., PERM,25/08/2005
07/54063/006 - Continued use of portable 'City Cabins' to north elevation., PERM,03/01/2008
09/54063/007 - The provision of 4No. "Windcatchers" to roofs of single storey side annexe buildings to provide passive ventilation., PERM,23/04/2009
09/54063/008 - Replacement of existing asbestos cement slate roof coverings with new fibre cement slates., PERM,12/08/2009
09/54063/009 - Replacement of existing asbestos cement slate roof coverings with new fibre cement slates. , PERM,15/10/2009
APP/10/00950 - Temporary Planning Permission for continued use of portable 'city cabins' to north elevation., TPP,07/02/2011
APP/19/01248 - Replacement of painted timber single glazed windows and door with new white uPVC double glazed windows & white powder coated aluminium doors. Replacement of painted timber soffit cladding & courtyard cladding with new white weatherboard in wood grain effect, incorporating masonry infill with brick outer leaf to localised ground floor locations., PERM,05/03/2020

3 Proposal

External building enhancements, window and external door replacement, new external doors, external works and access improvements (Revision to Planning Permission APP/19/01248).

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

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 Gary Hughes

No Comment.

Councillor Husky Patel

No Comment.

Councillor Ms C Howard - Purbrook Ward

No Comment.

Building Control

Building Regulation application in for this work 20/1044/FP. Alterations to existing elevations and additional ramped access.

Landscaping - 8th June 2020

From a landscape perspective we have the following comments in relation to this application:

- We have concerns with the impact on the root protection areas of the existing trees as a results of creating the raised beds. The applicant will need to demonstrated RPA extents and what impact the proposals will have.

- Any loss of trees is deemed to have a detrimental impact to the landscape character of Petersfield Road. As such any trees to be removed should be replaced.
- Details of soft landscaping, hard landscaping and retaining wall details can be covered by condition.

Landscaping - 23rd June 2020

My initial comments are in relation to the retaining wall and its impact on the RPA of the existing trees. I can see that the applicant has added some notes about the retaining wall and ramps are being carried out under planning permitted development rights. My concerns are that the construction of the retaining wall will be detrimental to the tree roots. Have you consulted the arb team to get their thoughts? The trees are fairly large and close to the footway and carriageway on Petersfield Road, and as such we need to be confident that the impact on the roots will not create a H&S issue should the very worst happen and the trees fail/fall.

On reflection I think it would also be sensible to request cross sections / elevation drawings of the proposed ramps to ensure that they are DDA compliant.

Officer Comment

The Landscape comment provided in respect of the retaining wall refers to permitted development works, which is not included in the application and not referred to in the description of the proposal. The concerns raised in the response have been sent to the applicant's agent and an informative regarding the protection of the trees has been recommended. A landscape condition is recommended.

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

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) Appropriateness of design and impact on the character of the area
 - (iii) Effect on neighbouring properties
- (i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 This revised application to APP/19/01248 would replace the approved Cedral Click (Colour: white woodgrain effect) cladding that was proposed to be used to replace the existing timber horizontal soffits above the window openings and to the front entrance canopy with white PVCU, which would match the replacement windows and spandrell panels currently being installed on site. This is deemed not to have a materially negative impact on the building.

7.4 Due to design development and technical issues additional brick panels are required where the external walls abut the currently approved new brick panels. 5 additional brick panels would be constructed below eil level to replace the existing low level glazing. The additional brick panels would match the existing which is considered to be acceptable.

7.5 There would be new tarmac areas to the north and west. This is considered not to be detrimental to the character of the area.

7.6 It is noted that the proposed retaining wall and access ramp on the north side would fall under permitted development. The Council's landscaping team were consulted on the application. They had concerns with the impact on the root protection areas of the existing trees as a results of creating the raised beds. As this is permitted development and not part of the formal planning application the Local Planning Authority has no control on these works. The information given from the Landscape Team has been passed to the Applicant's Agent and an informative relating to this matter is recommended.

7.7 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) Effect on neighbouring properties

7.8 The proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact to neighbouring properties.

7.9 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.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00401

- 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 - 007

Proposed Site and Floor Plans - 001 REV E

Proposed West, East and Internal Courtyard Elevations - 004 REV D

Proposed North Elevations - 005 REV E

Proposed South Elevations - 006 REV D

Proposed Site Plan - 20.208 201 C2

Existing and Proposed Groundwater Plans - 20.208 203 C2

Proposed Site Sections - 20208 210 C2

Reason: - To ensure provision of a satisfactory development.

- 3 Prior to any ground works commencing a detailed soft and hard landscaping scheme for all open parts of the site not proposed to be hardsurfaced shall be submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.1, CS11.2, CS11.4, CS12, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.