
Site Address: Solent House, Swarraton Road, Havant
Proposal: Redevelopment of existing bin store areas to a purpose built fire proof sustainable bin store structure, fully enclosed with lockable doors.
Application No: APP/20/00525 Expiry Date: 07/09/2020
Applicant: Ms Gamlin
 The Guinness Partnership
Agent: Mr/s Cully Case Officer: Joseph Toole
Ward: Bondfields

Recommendation: **GRANT PERMISSION**

1 Site Description

Solent House, Swarraton Road, Havant is a block of flats located to the north of Lockerley Road and to the east of Swarraton Road. It is located next to Langstone House and Chichester House to the east.

Under APP/17/00161 an application was submitted for new bin stores at Solent House, Langstone House and Chichester House. This was withdrawn due to security concerns in terms of the position of the new bin store at Chichester House.

2 Planning History

96/61494/001 - Application for determination whether prior approval is required for the erection of 2No. 600mm microwave dishes, 3No. dual polar aerials on pole mounts, one radio equipment cabin & ancillary development, PPNR,19/03/1996

95/61494/000 - Application for determination as to whether prior approval is required for the e

rection of one 2.5m stub mast, three dual polar antennae on support frame, two dish antennae, one radio eq, PPNR,12/01/1996

APP/15/01338 - Relocation of 6No. antennas., WD,15/12/2015

APP/17/00161 - Redevelop the current bin store areas to a purpose built fire proof sustainable structure which will be fully enclosed with lockable doors. , WD,03/10/2017

APP/19/01223 - Installation of new bin stores., UNK,

3 Proposal

Redevelopment of existing bin store area to a purpose built fire proof sustainable bin store structure, fully enclosed with lockable doors.

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)
CS8 (Community Safety)

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 Alex Rennie

No Comment.

Councillor T Hart - Bondfields

No Comment.

Crime Prevention -Minor Apps

The plan appears to show a mechanical locking system fitted to each door. Looking closely there appears to be a gap between the door frame and the door leaf. Care should be taken with the design of the door and frame to ensure that the locking bolt cannot be attacked via the gap. Similar care should be taken with the hinge side of the door.

The lock must be compliant with BS 8621 (keyless to exit) or an equivalent standard.

The fixings used to secure the mesh must be such that they cannot be easily removed / unscrewed.

The mesh used within the infill panels should be to the same standard as 358 prison weldmesh or better.

Lighting must be provided within the store to provide for the safe use of the store during the hours of darkness. The lights maybe controlled using a passive infrared detector or similar.

Property Services Manager

No Comment.

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: 60

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

7.2 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

7.3 The proposed development would involve redevelopment of an existing bin store area to a purpose built fire proof sustainable bin store structure, fully enclosed with lockable doors, to seek to reduce incidents of arson and tipping. It would be located to the north west of Solent House. It would have a width of approximately 5 metres, a depth of approximately 3.9 metres and a pitched roof with a maximum height of approximately 2.4 metres. It would have a lockable door to the front and rear which will be accessed by a code. The building will have lights internally on sensors for residents/waste management.

7.4 The proposed new bin store would replace the existing open face timber structure with a galvanised finish to mild steel structure and frame clad in mesh with a R32 trapezoid corrugated galvanised roof. The structure would be constructed with sustainable materials. This is considered to be inkeeping with the character of the area.

7.5 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 and CS8 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

7.6 The redevelopment of the bin store, would not materially change the impact of this facility on the amenity of residents in the locality.

7.7 The Crime Prevention Officer has commented on the application, details of which are set out in full above, which have been forward to the applicant's agent and have been added as an informative. The design of the new bin store would appear to improve the safety of the area and help reduce the levels of arson/tipping incidents. The applicant's agent has confirmed that the bin store will be locked, which will be on a

code and secured in accordance with BS8621 and the comments of the the Crime Prevention Officer regarding the weld mesh will be included in the built. The buildings will have lights internally on sensors for residents/waste management. Therefore, it is considered to have a positive impact upon the residential amenity of the area.

- 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 and CS8 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 the locality and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00525

- 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 - 1002-P2

Site Plan - 1003-P2

Bin Store Plan and Elevations - 200651-2001-P1

Planning Statement

Reason: - To ensure provision of a satisfactory development.