
Site Address:	Oaklands RC School, Stakes Hill Road, Waterloooville, PO7 7BW		
Proposal:	Single storey dining room extension and associated works.		
Application No:	APP/19/01017	Expiry Date:	11/12/2019
Applicant:	Mr Finch Oaklands Catholic School		
Agent:	Mr Stott Kendall Kingscott Ltd.	Case Officer:	Bee Crawford
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is Oaklands RC School which covers a large area of associated buildings and surrounding land. The proposed works are to a two storey purpose built education block to the north of the site, situated in the middle of the surrounding buildings. Residential properties in Lombardy Rise and Covert Grove are to the north, residential properties in Stakes Hill Road and St Peters RC Primary School are to the west, residential properties in Stakes Hill Road and Crookhorn College are to the south and the A3M is to the east. The site benefits from extensive mature tree screening and the nearest residential properties are in excess of 35 metres away.

2 Planning History

02/56253/006 - Erection of detached double garage with pitched roof to north east of 6th form block., PERM,20/12/2002
02/56253/005 - Demolition of existing sixth form block and construction of new larger replacement two storey sixth form block., S106,19/02/2003
98/56253/004 - Single storey flat roofed extension adjoining existing gym block., PERM,12/03/1998
96/56253/003 - Change of use from domestic flat to classroom with new access stairs block D., PERM,07/03/1996
95/56253/002 - Single storey extension to the technical block to provide woodworking facilities with associated storage (Adjacent to southern boundary) as amended by plan rec'd 15/05/9., PERM,
91/56253/000 - Two storey temporary teaching block for 6th Form and ancillary uses., PERM,
92/56253/001 - Two storey flat roofed classroom block, as amended b letter and plans received 28/5/92., PERM,
03/56253/007 - Demolition of the existing music room and erection of replacement single storey music room on the same site., PERM,16/09/2003
05/56253/008 - Replacement classroom block., PERM,03/03/2006
06/56253/009 - Provision of additional car parking area, extension and enclosure of hard play area and associated works., PERM,28/06/2006
06/56253/010 - Open sided walkway between hall and White House., PERM,15/02/2007
APP/11/01310 - Fell 5No. Larch trees within Woodland Order 1 of TPO 1120 (to rear of No. 6 Covert Grove)., REF,19/09/2011
APP/16/00469 - Replacement windows, replacement warm roof and cladding to the North block., PERM,08/07/2016

APP/16/00998 - Replacement windows, replacement warm roof and cladding to the North block. (Revised application)., PERM,08/11/2016
APP/19/00698 - External doors and window replacement to Romero block building. Replacement tile roof covering and flat roof overlay. New passive ventilation roof stacks on pitched roof to main assembly hall., PERM,03/09/2019
APP/19/00893 - Application for non-material change to planning permission
APP/19/00698 relating to natural vents roof stacks external terminal cowl revised and window frame colours changed from white to mid grey., PERM,03/10/2019

3 Proposal

The proposal is for the single storey dining room extension and associated works.

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)
CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Countryside Access Team

No response

County Ecologist

No Objection

County Minerals

No response

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on

our website via the following link
<https://beta.southernwater.co.uk/infrastructure-charges>

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

The design of the proposed basements and on-site drainage system should consider the possibility of surcharging within the public sewerage system in order to provide the protection from the risk of flooding.

The applicant should be advised that a wastewater grease trap should be provided on the kitchen waste pipe or drain installed and maintained by the owner or operator of the premises.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site

For further advice, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119), www.southernwater.co.uk or by email at developerservices@southernwater.co.uk

Environment Agency

No response

Environmental Health Manager, Community Group

No adverse comments from this office.

The above does not prejudice any additional comment that Jonathan Driver - Environmental Control officer, may still make in regard to this application

Forestry Commission

Development management and woodland

Ancient woodlands are irreplaceable. They have great value because they have a long history of woodland cover, with many features remaining undisturbed. This applies equally to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS)

It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, ancient trees or veteran trees, unless "*there are wholly exceptional reasons and a suitable compensation strategy exists*" (National Planning Policy Framework paragraph 175c).

You can find the updated NPPF at

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

The **Forestry Commission** is a **non-statutory consultee** on developments in or within 500m of ancient woodland - further details.

The Forestry Commission has prepared joint standing advice with Natural England (Last updated 5 November 2018) on ancient woodland , ancient trees and veteran trees which we refer you to in the first instance. This:

- is provided in place of individual responses to planning consultations,
- should be taken into account by planning authorities where relevant when determining planning applications,

- will provide you with links to Natural England's Ancient Woodland Inventory, assessment guides and other tools to assist you in assessing potential impacts.

In the majority of cases this will provide the advice you need to help you make your decision about a development proposal. If you wish to consult further the Forestry Commission please contact your local Forestry Commission Area office.

In the wider planning context the Forestry Commission encourages local authorities to consider the role of trees in delivering planning objectives. For instance through:

- the inclusion of green infrastructure (including trees and woodland) in and around new development; and
- the use of locally sourced wood in construction and as a sustainable, carbon lean fuel.

Officer comment: The works are to an extension to an existing building on the site and are unlikely to have any detrimental impact on the surrounding woodland.

Hampshire Highways

The proposal is unlikely to significantly increase traffic using the access and therefore I confirm the Highway Authority have no objection to this planning application.

Portsmouth Water Company

Portsmouth Water have reviewed the application for a single storey extension and associated works at Oaklands RC school and have the following comments.

Site Setting

The site lies on Sand, Silt and Clay bedrock overlying Chalk and is located within the Source Protection Zone 1c (SPZ1c) for the Havant and Bedhampton Springs; an essential public water supply source. The SPZ1c relates to subsurface activity only, where the Chalk aquifer is confined and may be impact by deep drilling activities. Subterranean activities such as deep infiltration drainage solutions and/or piling may pose a risk to groundwater quality and our supply at Havant and Bedhampton Springs.

Portsmouth Water's Position

Portsmouth Water would not object to the proposed development in principle, however due to the sensitivity of the groundwater environment we would wish to be further consulted on the drainage and foundation designs.

Drainage

The proposed surface water strategy is disposal by soakaway, if shallow in nature this will be acceptable to Portsmouth Water in relation to groundwater protection and we would have no further comments on the surface water drainage for the site.

Portsmouth Water would have a presumption against deep bore soakaway disposal in this area. If deep bore soakaway(s) are the proposed drainage solution, the application for the construction and installation should be accompanied by an adequate risk assessment demonstrating how the risk to groundwater would be mitigated in the proposed design.

Reason- The proposed development lies within an area of sensitive groundwater used for human consumption. Deep infiltration systems can provide a pathway for contaminants. Any contamination present may pose a risk to groundwater underlying the site and to the surrounding drinking water supplies.

Based on the information provided in the application form there is no requirement for

foul sewage disposal.

Piling & Foundations

The proposed site is situated in a sensitive groundwater catchment and there are potential significant risks associated with groundworks in this area.

Portsmouth Water would have a presumption against piling at this location. If the piling was the proposed foundation solution, no piling shall take place until a piling method statement and risk assessment (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, vibration and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Portsmouth Water.

Any piling, if proposed, must be undertaken in accordance with the terms of the approved piling method statement.

Reason- Piling or any other foundation designs using penetrative methods can pose a risk to potable supplies from, for example, turbidity, mobilisation of historical contaminants, drilling through different aquifers and creation of preferential pathways.

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: 8

Number of site notices: 1.

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

Furthermore, the proposal relates to the upgrading of Educational Facilities and is supported by policy CS1 of the Havant Borough Local plan (Core Strategy) 2011.

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

The proposal is for a small scale extension set within the existing complex of buildings. As such given the size, scale, massing and design of the proposal it is considered that the development would not have a significant adverse impact on the character and appearance of the area.

(iii) Impact upon residential amenity

The building on which the works are proposed is not visible from the public realm and it is therefore judged the visual impact would be minimal. The nearest neighbouring residential properties are in excess of 75 metres away. Consequently it is considered that the proposed alterations would not be detrimental to the amenities of these properties, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received with respect to the proposal.

8 Conclusion

The scale, siting and design of the proposal 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/19/01017 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:
SITE LOCATION AND BLOCK PLAN 190601-1000 P01
PROPOSED FLOOR PLAN 190601-1101 P01
PROPOSED ROOF PLAN 190601-1111 P01
PROPOSED ELEVATIONS 190601-1201 P02
EXISTING AND PROPOSED SECTIONS 190601-1210 P01
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.
- 4 No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, vibration and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Portsmouth Water. Any piling, if proposed, must be undertaken in accordance with the terms of the approved piling method statement.

Reason: Piling or any other foundation designs using penetrative methods can pose a risk to potable supplies from, for example, turbidity, mobilisation of historical contaminants, drilling through different aquifers and creation of preferential pathways. Therefore, penetrative foundation methods have the potential to impact on the underlying groundwater and thus the Havant and Bedhampton Springs public water supply. This condition is therefore necessary having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.