

Recommendation: **GRANT PERMISSION**

The proposal is for a smaller replacement window and an additional door on the west elevation. New steps and a ramped access along the west side are also proposed, to enable access to classrooms and offices for Hillcrest Jubilee School. The proposal is not seeking a change of use of the building, which is currently used as a Class D1 community use, by the Sunshine Day Centre. The proposed use would be a school use for pupils with learning difficulties, which falls within a Class D1 use as a non-residential institution. That said, a Certificate of Lawful Development (Existing) has been submitted for the site under reference APP/19/00874, for a Class D1 use, non-residential institution, which has yet to be determined. However, information submitted and on the Council's files, indicates that a Class D1 use has been operating from the building, for a number of years.

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)
CS7 ()
DM2 (Protection of Existing Community Facilities and Shops)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

No adverse comments

Crime Prevention -Minor Apps

No comment.

Developer Services, Southern Water

Please find attached a plan of the sewer records showing the approximate position of a public foul sewer within the site. The exact position of the public foul sewer must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- No development or tree planting should be carried out within 3 meters on each side of the external edge of the public sewer without consent from Southern Water.
- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works. Furthermore, 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.

Education Department

As the proposal does not provide any additional housing I will not be seeking a contribution towards educational facilities from this development.

Environmental Health Manager, Community Group

No adverse comments to make.

Hampshire County Council

No comment.

Hampshire Highways - No Objection

The proposal is a change of use of a community building to an educational use. The traffic generation is unlikely to be significantly different and therefore no objection to this proposal.

Traffic Management, East Hampshire District Council

No adverse comment to make on this application.

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

Comment	Officer Comment
None.	

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) Drainage

- (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 site is located within an industrial area with residential development to the south and east. The application before the Local Planning Authority is for a replacement smaller window and additional door on the west elevation. A ramp and steps are also proposed on this elevation. These minor alterations to the building, 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 east and on the other side of the road to the south of the application site. The alterations to the building are on the west elevation which would have no impact on residential amenity within the locality; nor would it have any significant impact on the commercial use to the west.

Consequently, it is considered that the proposal would have a limited and acceptable impact on the commercial use to the west of the application site, 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.

(iv) Drainage

Southern Water has advised of a public sewer being within the site and the need for their consent, if building works are within 3 metres of a sewer. An informative advising the applicant of the need to contact Southern Water regarding a public sewer in the vicinity is recommended.

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/19/00832 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:

Proposed plans & elevation - drawing No. 19-050 - 102A

Site & location plans - drawing No. 19-050 - 100A

Existing plans & elevations - drawing No. 19-050 - 101A

Reason: - To ensure provision of a satisfactory development.