
Site Address:	Silvester House, Silvester Road, Waterloooville		
Proposal:	Replacement of 5m high roof-top mast and 1No. transmission dish with upgraded 10m high mast supporting radio apparatus, installation of 8No. equipment cabinets, plus ancillary works.		
Application No:	APP/19/00697	Expiry Date:	04/09/2019
Applicant:	MBNL Limited		
Agent:	Mr Flaherty	Case Officer:	Daphney Haywood
	Daly International		
Ward:	Hart Plain		

Recommendation: **REFUSE PERMISSION**

1 Site Description

The application site comprises a three storey commercial building located at the junction of London Road and Silvester Road. The building, which currently supports telecommunications equipment, forms part of a commercial parade with retail at ground floor and mainly residential above. The site lies in a mixed commercial residential area, with the area adjoining the commercial parade being mainly residential.

2 Planning History

90/53894/001 - Two externally illuminated fascia signs, PERM,
01/53894/017 - Telecommunications installation on roof comprising 3 no. freestanding antennae, 1 no. transmission dish, equipment cabinets and associated brick effect enclosures., WD,18/10/2001
01/53894/018 - Rooftop telecommunications installation by Hutchison 3G comprising 1 no. free standing pole supporting 2 antennas and 1 transmission dish (300mm diameter) on north corner, 1 no. antenna fixed to southern corner of plantroom and 1 no. equipment cabinet on steel supported grillage together with ancillary cabling and 1 no. meter cabinet at ground level at rear (north - west elevation) of building., REF,08/02/2002
01/53894/016 - Rooftop installation of 4 microwave dishes and 4 antennae (ie 2no. dish and 2no. antennae pole mounted on south-east elevation of plant room and 2no. dish and 2no. antennae on new slimline column) and 10 equipment cabinets mounted on steel grillage. Ancillary cabling, equipment and handrailing. Electricity meter cabinet at ground level to rear of building (revised application)., REF,03/07/2001
01/53894/014 - Install additional transmission dishes (one 300mm and four 600mm) to the existing rooftop telecommunications installation, REF,30/05/2001
01/53894/015 - Erection of 4 antennae and 4 pole mounted dishes on main roof and provision of 10 associated OPCS cabinets on lower roof., WD,11/05/2001
99/53894/012 - Application to determine whether prior approval is required for the rooftop installation of four dish and three cross polar antennae, siting of ground level equipment housing and ancillary development, REF,01/02/1999
99/53894/013 - Application to determine whether prior approval is required for the roof top installation of a 5m monopole tower, four dish and three cross polar antennae, siting of a ground level equipment housing and ancillary development,PARP,12/03/1999

98/53894/011 - Change of use of first and second floors from Office (B1) use to Residential (C3) use to provide no. 10 2 bed flats, PERM,17/06/1998
 95/53894/010 - Application for permanent permission to continue use of the second floor as a fitness training centre/martial arts studio., ,08/01/1996
 94/53894/009 - To use the second floor as a fitness training centre/ martial arts studio, TPP,31/03/1994
 91/53894/002 - Extended raised entrance area and canopy and new doorway on Silvester Road elevation., PERM,
 92/53894/004 - Wall mounted lettering and logos on Silvester Road and London Road elevations, REF,
 92/53894/007 - Two No. signs on Silvester Road and London Road elevations., PERM,17/12/1992
 05/53894/019 - Installation of 3no. 3G antennas for O2 Limited on the roof of the premises and a small equipment cabin in the Undercroft parking area., PERM,05/01/2006
 07/53894/020 - Enclosure of undercroft car park to form a gym (D2). , PERM,10/10/2007
 08/53894/021 - Conversion of the upper floors of Silvester House to 14No. 1 and 2 bed flats, with associated parking, cycle store and bin storage. , REF,09/09/2008
 09/53894/022 - Discharge of Condition No's 7, 8 and 12 of Planning Permission 07/53894/020., PERM,09/07/2009
 09/53894/023 - Discharge of Condition No's 4, 5, 6 & 7 of Planning Permission 08/53894/021., PERM,09/07/2009
 APP/10/00577 - Replace 6No. of existing O2 antennae with 3No. O2 antennae and 3No. Vodafone antennae with additional electronics unit., PERM,29/11/2010
 APP/12/00601 - External alterations comprising change from brick to render, new windows and main entrance canopy., PERM,07/08/2012
 APP/12/00754 - Construction of 1No. 1 bed and 1No. 2 bed flats at ground floor level following removal of existing undercroft parking; with associated parking, refuse and cycle stores., PERM,14/09/2012
 APP/14/00292 - Change of use from retail (use class A1) to Ice Cream Parlour, (use class A3), incorporating alterations to shop front. , PERM,19/05/2014

3 Proposal

Replacement of 5m high roof-top mast and 1No. transmission dish with upgraded 10m high mast supporting radio apparatus, installation of 8No. equipment cabinets, plus ancillary 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
 CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 21

Number of site notices: one

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 situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The proposal would facilitate 5G coverage to the surrounding area in accordance with Government Policy.

The importance of mobile technology in the UK, (most businesses and households have both fixed broadband and a smart phone) and its contribution to the sustainability agenda is recognised by planning legislation and National Planning Policy is to facilitate the growth of new and existing telecommunications systems, with operators have obligations to meet customer demands for improved quality of service. Additionally the National Planning Policy Framework places emphasis on encouraging the continued rollout of high-speed digital infrastructure networks, of which the proposed development would form a key part.

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

The emphasis of the National Planning Policy Framework on encouraging the continued rollout of high-speed digital infrastructure networks, does not automatically lead to a presumption that the proposal must therefore be acceptable - it must be judged on its own merits within the context of the application site. The proposed development would be located within a mixed commercial and residential area, where a degree of key functional infrastructure might be expected.

The NPPF supports the expansion of telecommunications networks and it recommends aiming to keep the numbers of installations to a minimum. Whilst the building supports existing equipment, this is of relatively modest height and bulk, proportionate to the building, and whilst visible from the surrounding areas, not to such an extent as to be considered intrusive. The proposed equipment and in particular the height and bulk of the proposed 10m lattice tower and headframe supporting 6 antenna and 4 no. transmission dish, would be very prominently sited well above any existing infrastructure. It would appear as an incongruous feature when viewed in the context of this area and would thus result in a detrimental impact on the visual amenities of the locality.

Alternative sites have not been investigated as the proposal relates to an existing site, however, given the intrusive nature of the proposal, in what is a prominent location and readily visible from a number of public areas such as the surrounding road networks, footpaths and residential area, a fuller investigation of alternative sites is required. It is relevant to note that the applicant did not take the opportunity to make a formal pre-application enquiry which would have enabled these matters to be addressed before submitting an application. The applicant has been contacted and given the opportunity to withdraw the current application to enable the consideration of alternative siting/approach but this has not been taken up. Therefore the Council does not accept that the minimisation of the impact on the amenities of the area has been complied with, and the proposed mast is considered to result in substantial visual harm to the area.

(iii) Impact upon residential amenity

The site currently supports telecommunications equipment and in respect to residential amenity the considerations relate to the visual impact. The upgraded equipment will not be sited directly in front of windows to the adjacent residential properties, although it would be visible from the surrounding properties. However, given their location on the opposite side of roads or the parking area, the impact on residential amenity is not so great as to support refusal.

8 Conclusion

In accordance with the NPPF the proposal supports the expansion of telecommunications networks and seeks to use an existing site to keep the numbers of installations to a minimum. However, notwithstanding that the principle of the development is supported by planning legislation the proposal, by virtue of the degree of visual intrusion and overbearing effect arising principally from its overall height and bulk, would have a detrimental impact on the visual amenity and character of the area. Planning permission should therefore be refused for the proposal.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/19/00697 for the following reason

- 1 By virtue of its excessive height and bulk in relation to existing built features, prominent location and the lack of effective screening of the site, the proposal would represent an incongruous feature in this locality and would thus have a detrimental impact on the amenities of the area. The proposal would therefore fail to respond to and respect its local context and use the characteristics of the locality to inform its design, and would thus fail to meet the criteria of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011. For the same reasons the proposal would not be sympathetically designed and camouflaged and would thus fail to meet the criteria of the National Planning Policy Framework.