
Site Address: Oaklands RC School, Stakes Hill Road, Waterlooville, PO7 7BW
Proposal: 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.
Application No: APP/19/00698 Expiry Date: 13/09/2019
Applicant: Mr Finch
The Catholic Academy Trust in Havant
Agent: Mr Mondino Case Officer: Bee Crawford
Kendall Kingscott
Ward: Stakes

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 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

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the installation of external doors and window replacement to Romero block building to all elevations. Replacement tile roof covering and flat roof overlay. 6 new passive ventilation roof stacks on pitched roof to main assembly hall and fenestration alterations. The building is situated in the middle of the school campus which is located to the north of the site.

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)
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, HCC, Countryside Access Team, Countryside Service

Thank you for sending us this consultation. Please accept this response as being that of the Countryside Service, in relation to this application we are responding on behalf of Hampshire County Council as Highway Authority in respect of Public Rights of Way and managers of Country Parks and Countryside Sites throughout Hampshire.

The site adjoins Johnston's Coppice which is a Hampshire Countryside Site, SINC and Ancient Woodland managed by Hampshire Countryside Service. We understand that the proposals should have no material on the adjacent woodland site. Should permission be granted for this application, we request that the applicant is made aware no builders or contractor's vehicles, machinery, equipment, materials, spoil, scaffolding or anything associated with the works should be left on or near Johnston's Coppice.

Officer comment: Informative recommended

County Ecologist

The application is not accompanied by any ecological information and I have therefore carried out my own, non-exhaustive desk-based assessment using the application documents, online sources and recent GIS mapping. Whilst I would not expect the buildings to be of significant ecological value, the removal of roof materials and associated soffit/fascia areas may impact legally-protected species. The presence of gaps or crevices within the existing roof may provide opportunities for roosting bats and nesting birds, which may shelter beneath roof tiles, behind soffits/fascia or within the roof voids.

Given the scale of proposed works I would recommend that the applicant commissions a Phase 1 ecological survey of the site: this should include an assessment of the potential for the site to support protected species (to be provided by a qualified ecologist (see Natural England guidance on finding a suitably-qualified ecologist). The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably-qualified ecologists.

A Phase 1 ecological survey will determine whether there is any evidence of protected species or whether the site offers habitat suitable for supporting protected species, and whether the proposed works are likely to result in impacts to those habitats or species. Unless the ecologist is able to conclude that there is no reasonable likelihood of protected species being present (due to negligible potential) or, that if present they are not to be impacted by the works, it is likely that further ecological survey work (Phase 2 survey) will be required prior to determination of the application. The results of any further surveys should be used to provide an assessment of the likely ecological impacts of the proposed works and to inform any mitigation measures.

NPPF, Circular 06/2005 and Natural England Standing Advice on Protected Species, require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the LPA prior to determination, particularly in the case of

protected species, which are a material planning consideration. This will enable the LPA to determine the application on the basis of full knowledge about the ecological impacts of the proposal and to ensure that any impacts can and will be mitigated, and are acceptable.

An ecology survey was subsequently submitted by the agent on 28 August and the County Ecologist provided the following comments:

The application is accompanied by a Bat & Bird Survey Report (HES, August 2019). Detailed inspections of the site have recorded no potential for roosting bats or nesting birds within the building to be impacted. On that basis, ecological impacts are not anticipated, and no additional ecological survey works are considered necessary.

Environmental Health Manager, Community Group

No response received.

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 existing building on the site and are unlikely to

have any detrimental impact on the surrounding woodland.

Open Space Society

No response received.

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: 20

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) Appropriateness of design
- (iii) Effect on the streetscene and 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.

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) Appropriateness of design

7.3 The proposal for the replacement of external doors and windows, tile roof covering and flat roof overlay, 6 new passive ventilation roof stacks and fenestration alterations to the Romero block building are to upgrade and enhance the existing building. The design and appearance is deemed to be an improvement to the external appearance, meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable.

(iii) Effect on the streetscene and neighbouring properties

7.4 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 35 metres away, beyond an area of mature woodland. 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

- 8.1 The scale, siting and design of the proposal is considered to be acceptable, and is recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00698 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 180767-1100 rev C1	Site location and block plan
Drg no. 180767-1300 rev C1	Existing elevations plan 1 of 2
Drg no. 180767-1301 rev C1	Existing elevations plan 2 of 2
Drg no. 180767-1200 rev C1	Existing basement plan
Drg no. 180767-1201 rev C1	Existing ground floor plan
Drg no. 180767-1202 rev C1	Existing first floor plan
Drg no. 180767-2000 rev C2	Proposed basement plan
Drg no. 180767-2001 rev C3	Proposed ground floor plan
Drg no. 180767-2002 rev C2	Proposed first floor and loft plan
Drg no. 180767-2003 rev C2	Proposed roof plan
Drg no. 180767-2005 rev C1	Part ground floor plan
Drg no. 180767-3002 rev C2 of 3	Proposed south and east elevations plan 1
Drg no. 180767-3003 rev C1 of 3	Proposed north and east elevations plan 2
Drg no. 180767-3004 rev C1 of 3	Proposed east and west elevations plan 3

Bat and bird survey report August 2019.
Reason: - To ensure provision of a satisfactory development.