
Site Address:	The Acorn Centre, 3 The Kestrels, Eagle Avenue, Waterlooville, PO8 9GX		
Proposal:	Single storey extension to north side of existing Community Centre to create additional multi-use project room.		
Application No:	APP/19/00748	Expiry Date:	23/09/2019
Applicant:	Mrs Waters The Acorn Community Centre		
Agent:	PDP Architecture llp	Case Officer:	Steve Weaver
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a detached building, the Acorn Community Centre, which is constructed of red and buff brick and a concrete tiled pitched roof. The Acorn Centre lies within the heart of a mainly 1970s housing estate (Wecock) - although the building itself and its immediate environs date back to a redevelopment of the site in the 1990s. The character of residential development in the locality is a mix of two and three storey flats and houses; mainly in terraced form.
- 1.2 The Acorn Centre is used for a number of community functions with the eastern and western sections of the building used as a Pre-school and nursery respectively - over time small parcels of land have been fenced off to the front (south) of the building to support those uses.
- 1.3 The Acorn Centre forms part of a cluster of commercial and community-related uses. To the front (south) of the community centre is a paved area with a Portsmouth City Council Housing Office and hot food takeaway beyond. To the east lies a children's play area; whilst to the west is a Church. All these uses are served by a car parking area accessed off Eagle Avenue to the south; although there is also unrestricted car parking on surrounding streets and laybys. To the north of the site are the residential cul-de-sacs of Kite Close, Hobby Close and Merlin Close.
- 1.4 The application site lies within a Source Protection Zone. The site is relatively flat; although there is a modest rise in land height between the building and the footpath along Kite Close to the north.
- 1.5 The area of land which is proposed to be extended into lies to the north west of the existing building, and currently features some informal landscaping and garden features.

2 Relevant Planning History

APP/12/01257 - Change of use from public amenity land to enclosure for secure play area, incorporating 1.8m high bow top railings. Permitted 25/01/2013 and implemented.

APP/17/00155 - Change of use from public amenity land to enclosure for secure play area, incorporating 1.2 m high railings. Permitted 05/06/2017 and implemented.

3 Proposal

- 3.1 The proposed development comprises a single storey extension to the north side of the existing Community Centre to create an additional multi-use project room. The proposal will add 55sqm of floorspace to the Centre, accessed through the existing building. Materials are proposed to match those on the existing building, with the roof form proposed as a cropped gable/barn hip to echo the roof form of the existing eastern and western elevations (albeit the proposal is smaller in scale).
- 3.2 In order to construct the extension and maintain consistent floor levels with the host building, the currently gently sloping land to the north west of the building is proposed to be cleared and levelled. New planting is proposed between the extension and the Kite Close footway.

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)
CS3	(Skills and Employability)
CS6	(Regeneration of the Borough)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
-----	--

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

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

Building Regulation application required for this work

No other comments

Communities Manager

No comments received

Developer Services, Southern Water

Southern Water would have no objections to the above proposal.

Southern Water requires a formal application for a connection to the public surface water 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 disposal of surface water from this development should be in compliance with the following hierarchy of Part H3 of Building Regulations:

- a) An adequate soakaway or some other adequate infiltration system.
- b) A watercourse.
- c) Where neither of the above is practicable: a sewer.

Please find attached a plan of the sewer records showing the approximate position of a public foul sewer in the vicinity of the site. No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.

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.

The proposed development would lie within a Source Protection Zone around one of public water supply sources as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the public water supply source.

Officer comment:

- (i) The requested informative can be added to any permission;*
- (ii) The sewer plan supplied by Southern Water indicates that the public foul sewer lies within the carriageway of Kite Close. The proposed extension lies more than 3m from this carriageway.*
- (iii) With regard to the comment about the Source Protection Zone, both the Environment Agency and Portsmouth Water have been consulted on this application; their comments are summarised in this section.*

Environment Agency

No comments received.

Environmental Health Manager, Community Group

I have reviewed this application and have no adverse comments to make. However if you are minded to give consent it would be useful to attach the following informative:

The Council will normally expect contractors to adhere to the Guidance Note for Contractors contained in the Control of Pollution Act 1974 sections 60 & 61 and to the associated British Standard "BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites. Noise", which includes such matters as hours of noisy working, working practices and public relation with local residents. Statutory requirements are laid down for control of noise during works of construction and demolition and you are advised to contact Environmental Health regarding noise control requirements.

Hampshire Highways

There is no highway objection to the development proposal.

Portsmouth Water Company

Portsmouth Water have reviewed this application for a single storey extension to The Acorn Centre in Waterlooville and have the following comments.

Site Setting

The site is located in Source Protection Zone 1 (SPZ1) for Havant and Bedhampton springs; an essential public water supply source. The site lies on Made Ground overlying Superficial Deposits, which in turn overlie Bedrock. The Superficial Deposits are Head and the Bedrock consists of Lambeth Group overlying Tarrant Chalk member. The geology underlying the site is classified as Secondary A Aquifers overlying a Principal Aquifer. The proposed development site is located in a sensitive area with regards to groundwater protection and the local public water supply source, all measures to prevent pollution during and post construction are required in order to safeguard the local public water supply.

Drainage

Based on the information provided in the application form we understand the proposed surface water drainage strategy for the site will be discharge to a main sewer, this is acceptable to Portsmouth Water in relation to groundwater protection. Southern Water should be consulted on the suitability of this proposal for surface water disposal. Portsmouth Water require the use of the highest specification pipework and designs for schemes involving new sewerage systems in SPZ1 to minimise leakage. Portsmouth Water have no further comments on the surface water drainage strategy.

There will be no requirement for a new foul sewer connection, therefore Portsmouth Water have no further comments on foul water drainage for the site.

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 piles penetrate the full depth of the Clay cover. We would have no objection to piled foundations that terminate within the Clay cover; in this instance we would expect a piling risk assessment and 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) to be 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.

Property Services Manager, Corporate Group

Havant Borough Council is the freehold owner of the premises. HBC lease the premises to Wecock Community Association. In addition to obtaining planning permission and complying with Building Regs, Wecock Community Association, will also require HBC's consent, as landlord, for the proposed works.

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: 48

Number of site notices: Two

Statutory advertisement: Not applicable.

Number of representations received: 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) Parking and accessibility
- (v) Impact on Principal Aquifer

(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 management criteria. In this case the proposal relates to the enhancement of facilities at an established community centre, the principle of which is supported by Policies CS1, CS3 and CS6 of the Havant Borough Local Plan (Core Strategy) 2011.

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

7.3 With regard to the impact of the development on the character and appearance of the area, the proposal represents a modest increase in floorspace of 55sqm to a host building of 1164sqm floor area. In terms of its design the proportions of the extension are considered to be appropriately subservient to the host building, and it is noted that matching materials and fenestration are proposed which will help the new built form assimilate with the existing building. It must be acknowledged, however, that the addition of the proposed workshop on the north western corner of the Acorn Centre will have a design and street scene impact in Kite Close, as it will result in a loss of space about the building in the street scene which in visual terms currently compensates for the somewhat tighter relationship of dwellings to the street to the north. In addition, the extension would also complicate the simple lines of the building at present, and result in the loss of some low-key landscaping.

7.4 This issue was raised with the agents at pre-application stage, at which time it was suggested that further consideration be given to the degree to which the building asserts itself on the street scene, which could be moderated by the use of a fully hipped roof rather than the barn hip proposed. The submitted Design and Access Statement responds to this suggestion, stating that *"This has been considered.....but we have concerns that due to site levels this will result in very low eaves on the north elevation creating a situation for both vandalism and illegal access"*. These considerations are acknowledged, and as the implications of development for crime and disorder represent a statutory duty to be undertaken by local authorities in exercising their functions, the re-design of the extension to a fully hipped form in order to reduce its visual impact on the street scene has not been pursued further. The application also proposes the reinstatement of planting on the Kite Close frontage of the building, which will provide a 'soft edge' to the development adjacent to the footway in Kite Close. On balance the effects of the development in visual terms are not considered to be so serious as to outweigh the benefits associated with improving the facilities at this Community Centre, which is expressly supported in principle by various policies of the Local Plan.

(iii) Impact upon residential and other uses amenity

7.5 The proposed extension lies in a prominent location opposite the junction of Kite Close with Hobby Close, and opposite a number of residential properties - principally Nos. 50 and 52 Kite Close. In terms of its impact on the outlook of these properties, the eaves height of the extension will vary between 3m (east and west elevations) and 4.3m (north elevation, which features the cropped gable). Whilst altering the outlook of the residential properties immediately opposite the site, these properties lie on slightly higher ground and are in any event separated by the road and footways of Kite Close - a distance of approximately 13.5m. Given the limited scale of the proposed extension and this separation distance, it is considered that the development will not appear overbearing to nearby residential properties, nor result in a loss of light or privacy. In terms of noise/disturbance, the Environmental Health officer has raised no objections to the proposal, which in any event takes access using the existing Centre entrance on the western side of the building which does not face any residential properties.

7.6 To the west the Acorn Centre lies adjacent to the largely blank elevation of the Church; the extension itself will most directly adjoin a grassed area of open space. No adverse impacts upon the amenity of the Church building are considered to arise from the proposal.

7.7 It is noted that no letters of objection have been received in connection with the proposals.

(iv) Parking and accessibility

- 7.8 The Community Centre, in common with the other commercial uses within the vicinity, is served by a communal car park of 37 spaces, and this will continue to serve the expanded building. The site is also conveniently located for bus services along Eagle Avenue, and pedestrian and cycle access is readily available to the surrounding residential area that it serves.
- 7.9 The Havant Borough Parking SPD contains no express parking standards relating to community centres. The nearest equivalent use to the proposed use of the project room extension is that of an educational establishment, where parking standards are driven by increases in staff numbers. In this case the application form states that there is no increase in staff proposed as a result of the proposed extension - the works instead are designed to help ease pressures from the competing demands of existing user groups. On this basis there is no policy basis for requiring additional car parking provision. In addition the Highways Authority have confirmed that they have no objections to the proposals; whilst no representations have been received from nearby residents. Furthermore the case officer visits to the site at both pre-application and application stage have confirmed that, at times when the Centre is active, there is ample parking availability in the communal car park to the south of the Centre.
- 7.10 It is therefore considered that any transport requirements associated with the proposal - which amounts to an increase of less than 5% of the existing building's floorspace - can be adequately accommodated by the existing parking and access arrangements.

(v) Impact on Principal Aquifer

- 7.11 The application site is located in Source Protection Zone 1 (SPZ1) for Havant and Bedhampton springs; an essential public water supply source. Portsmouth Water have confirmed that the geology underlying the site is classified as Secondary A Aquifers overlying a Principal Aquifer. As such, the proposed development site is located in a sensitive area with regards to groundwater protection and the local public water supply source.
- 7.12 Whilst raising no comments on the drainage strategy for the site, Portsmouth Water have advised that there would be a presumption against piling at this location if the piles penetrate the full depth of the Clay cover; they would have no objection to piled foundations that terminate within the Clay cover, subject to the submission of a piling risk assessment and method statement. As the method of constructing foundations is not yet confirmed (i.e. it is not yet known whether piling will be involved), it is considered that the imposition of a condition in this regard would be an appropriate method of protecting the groundwater environment.

8 Conclusion

- 8.1 The provision of additional floor space to support an existing community centre in this location is strongly supported in principle by relevant Local Plan policies. These positive aspects of the scheme in social/economic terms, are considered to outweigh the marginal negative environmental/design impacts of the proposal on the street scene. There are not considered to be any adverse impacts arising from the scheme in relation to residential amenity or parking/access issues; whilst the risks that might be posed to the groundwater environment by deep piling can be effectively controlled by a planning condition. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00748 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:

Drawing No. 28084 - PD100 - Existing Site
Drawing No. 28084 - PD101 - Existing Elevations
Drawing No. 28084 - PD102 - Existing Floor Plan
Drawing No. 28084 - PD103 - Proposed Plans
Drawing No. 28084 - PD104 - Proposed Floor Plans
Drawing No. 28084 - PD105 - Proposed Elevations
Drawing No. 28084 - PD106 - CGI
Drawing No. 28084 - PD107 - Proposed Sections
Design and Access Statement received 29 July 2019

Reason: - To ensure provision of a satisfactory development.

- 3 No piling shall take place unless and 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 must be undertaken in accordance with the terms of the approved piling method statement.

The method statement shall provide further information on foundation design including as a minimum:

- a) the methods to be used;
- b) the design depths of the various structures involved and rationale;
- c) the density of piling, if any; and
- d) details of materials to be removed or imported to site.

Reason: The site lies within a groundwater Source Protection Zone for the Havant and Bedhampton Springs, a public water supply. 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. The need to safeguard water supplies from pollution is in accordance with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No above ground development hereby permitted shall be commenced until a more detailed soft landscaping scheme for the northern boundary of the site with Kite Close has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the positions, species and planting sizes of all trees and shrubs to be planted and/or retained. The implementation of all such approved landscaping shall be completed in the first planting season following the practical completion of the extension hereby approved. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The external materials used 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.