
Site Address:	Bethel Evangelical Church, 441 Dunsbury Way, Havant, PO9 5BD		
Proposal:	New extension comprising a larger auditorium with creche and improved toilet facilities. Internal alterations and new side doors to the existing church.		
Application No:	APP/19/00456	Expiry Date:	20/06/2019
Applicant:	Rev. Galbraith Bethel Evangelical Church		
Agent:	Ms Leadbetter Critchley Architecture and Design Ltd	Case Officer:	Tina Pickup
Ward:	Warren Park		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to an existing church located on the west side of Dunsbury Way, north of Leigh Park Trade Union & Working Mens club. The existing Bethel Evangelical Church comprises a 1960's concrete pebble-dash pre-fab style, high two storey building set within large grassed grounds. To the rear of the site, west, there are some mature oak trees on the boundary with Riders Junior school behind. Immediately to the north the area reverts to linear semi detached residential dwellings, with terraced dwellings opposite.

The working men's club comprises a flat roofed single storey building predominantly pale brick with areas of white cladding. Further to the south is another church that has been recently extended/refurbished and now features interconnecting slate gabled roof above pale buff brick with red banding elevations.

The application site has a recently provided car park at its southern end of the site - with geomatting and gravel surface. The site is generally level but set slightly lower than the adjacent pavement with a small bank and couple of steps down to the entrance of the church. The entrance to the building includes a canopy style porch with cross above. This site is relatively open with low post and rail boundary to the roadside. Outside the application site there are double yellow lines on the west side of Dunsbury Way and some parking bays on the east side.

2 Planning History

None relevant

3 Proposal

New extension comprising a larger auditorium with creche and improved toilet facilities. Internal alterations and new side doors to the existing church.

During the course of determining the application amended plans have been submitted revising the design, materials, and providing better integration with the existing building, as well as providing a Transport Statement. The scheme would provide a single storey 12.7m by 15.8m extension with gull-wing style roof with a canopy across the frontage and continuing as a replacement porch on the original building. As part of the proposal the existing car park would also be extended, with the provision of an

additional 8 spaces and cycle rack for 18 bikes. The palette of materials proposed would comprise Tato Steel cladding in a mix of 'Honesty' and 'Mushroom' for the elevations; 'Merlin Grey' for the roof; with 'Sargasso' blue for trim.

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)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM2	(Protection of Existing Community Facilities and Shops)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

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

Arboriculturalist

No objection subject to works being undertaken in accordance with the submitted Tree Protection Details and the submission of a finalised Tree Protection Plan and Arboricultural Method Statement with particular reference to the installation of new surfaces for parking bays where very limited excavation by hand is proposed

Officer Note

Clarified with arborist: the reference to a finalised Arb Method Statement or Tree Protection Plan refers only to the need for a revised document should the layout or other detail be amended as a result of any consideration or talks with the client. If there are no changes to the proposed layout or method of working then the arborist has no objection

Southern Water

No objections - formal application required for connections to the public foul and surface water sewers; request Informative responsibility of developer to provide surface water disposal in accordance with Part H3 Building Regs
If other sewers found then an investigation required

Hampshire Highways

No Objection

Proposal includes the use of the existing access which is adequate in its present form. Extension of the car park is a matter for the LPA.

Traffic Management

The Traffic Team would like to draw attention to the parking guidelines as per the "HBC Parking Supplementary Planning Document" July 2016

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: 10

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received	

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) Impact on trees
- (v) Highways and parking

- (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. Policy CS1 seeks to protect and contribute to the availability of community facilities through refurbishment or new provision and as such the improvement and extension of this existing community church is supported in principle and would contribute to the regeneration of the area.

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

The lawned site currently provides a spacious setting to the church building with the mature trees on the rear boundary providing a verdant backdrop within this urban environment. The proposed single storey design does not attempt to replicate the concrete host building but provide a more contemporary alternative that blends and compliments, whilst providing its own visual interest. The footprint of the proposed building would be larger than the existing building but being set back slightly and single storey in nature it would not dominate the main building. The gull-wing roof provides a rhythm to the facade that is considered to be proportionate to the host building. The amended plans "handed" the roof profile resulting in a lower southern end having less overbearing impact on the this key vista. The amended plans also

provide better fenestration proportions and pattern on the southern elevation, better reflecting the host building and providing a more balanced key elevation in street scene terms.

In terms of materials and colours, the proposed extension would be horizontally clad with colour coated steel - samples have been provided and the palette of colours include "honesty" for the main elevations; "mushroom" for the higher apexes; "sargasso" (deep blue) for the canopy and trim; and "merlin grey" for the roof. Overall this is considered an appropriate blend of neutral beige colours that will compliment the existing pebble-dash of the host dwelling and the blue trim will make a visual statement and provide an identity for the site. The canopy extends across the frontage of the main building and would provide a visual link between the two.

Overall it is considered that the contemporary single storey design approach would be of an appropriate scale and finish to the host building and would provide some visual uplift and interest to the area, in accordance with policy CS16.

(iii) Impact upon residential amenity

The proposed extension would lie to the south side of the existing church, adjacent the working mens club, and away from the dwellings to the north of the site. The parking area and activity associated with the comings and goings to the building would be located to the south and directed to the centre of the site - as such should not cause any significant disturbance to residents to the north. In this urban area that is characterised by a mix of residential and community uses and meeting venues, any increased use is not considered to be harmful to neighbouring residential amenity.

(iv) Impact on trees

The mature oak trees on the rear boundary are not currently TPO'd but have been given appropriate consideration as a constraint to development and supporting Arboricultural Impact Assessment identifies their Root Protection Zone. The proposed development has respected this RPA and no part of the building lies within the RPA. However the proposal also includes the enlargement of the car park and an additional 8 spaces would be provided within the RPA. A 'no dig' specification is proposed for these areas of new hardsurfacing with a geotextile membrane and cellular confinement system. The Tree Officer has confirmed no objection to the proposal if undertaken in accordance with the submitted details - which can be conditioned.

(v) Highways and parking

With respect to Places of Worship/Church Halls the adopted Parking SPD requires 1 space per 5 fixed seats and 1 space per 10 sqm of open hall; with additional cycle provision based on 1 long stay space per 40sqm and 1 short stay space per 20sqm. The proposed new open hall area amounts to 109 sqm which would require 11 spaces. Only 8 new spaces are proposed but the supporting Transport Statement notes the existing over provision to serve the existing hall. If the resultant development of the whole site is taken into account then the total open hall floorspace would be 162 sqm requiring 16 spaces. Overall 15 are required, with a shortfall of just 1 space.

To compensate additional cycle stands are proposed, over and above those required. It is also noted that the site lies within a relatively accessible location, on a bus route and the nature of the use serves the local population and congregation members generally live within a 5 mile radius. On peak use days, Sundays, bus route 21 and 23

continue to operate every half hour and it is expected that users journeys would comprise a mix of walking, cycling, bus and car with car share. The east side of Dunsbury Way has unrestricted parking and hence any overflow demand could potentially be met on the road. On this basis the shortfall of one space is not considered to be harmful to highway amenity and the proposed parking and cycle provision would adequately serve the site.

8 **Conclusion**

The amended design proposed contemporary style single storey extension would provide some visual interest to the site and area whilst respecting the scale and colours of the host building. No adverse impact on neighbours, the trees on site or highway amenity would result and as such the proposal is considered compliant with policies and is recommended for conditional permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00456 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 Plans Drawing Number 19016-101 Rev A
Proposed Site Plan Drawing Number 19016-103 Rev B
Proposed floor Plans Drawing Number 19016-401 Rev A
Proposed Elevations Drawing Number 19016-501 Rev D
Arboricultural Impact Assessment by Alderwood Consulting Ltd dated 10th April 2019
Design and Access Statement dated April 2019
Transport Statement dated June 2019
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used for the hereby approved extension shall be as specified on Drawing Number 19016 - 501 Rev D: Tata Steel cladding in a mix of 'Honesty' and 'Mushroom' for the elevations; 'Merlin Grey' for the roof; with 'Sargasso' blue for canopy and trim. Any variation to this shall first be agreed in writing by the Local Planning Authority.
Reason: In the interests of the visual amenity of the site and area, and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The proposed works shall be carried out in full accordance with the Arboricultural Impact Assessment by Alderwood Consulting Ltd dated 10th April 2019 and the Tree Protection Plan Drawing by Alderwood Consulting Plan Number AC1.

Reason: To ensure the trees are adequately protected during the construction of development and laying of additional hard surface, having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, 2019.