
Site Address:	Raebarn House, Hulbert Road, Waterloo		
Proposal:	Application to determine whether prior approval is required for a proposed telecommunications rooftop installation upgrade and associated works.		
Application No:	APP/19/00446	Expiry Date:	17/06/2019
Applicant:	D Hosker		
Agent:		Case Officer:	Daphney Haywood
Ward:	Waterloo		

Recommendation: **REFUSE APPROVAL**

1 Site Description

The application site comprises an area of the rooftop of a four storey 12m high former commercial building now converted to mixed retail and residential, located at the junction of Hulbert Road with the pedestrianised section of London Road. This part of Hulbert Road is dualled and leads immediately onto a roundabout that forms a further junction with Maurepas Way and the A3 London Road. The area is predominantly characterised at ground floor by a range of commercial properties of varying size and character, although there are residential properties on the opposite side of Hulbert Road. The rooftop of the building already hosts a variety of telecommunications equipment.

2 Relevant Planning History

00/53465/009 - Application to determine whether prior approval is required for the installation of 3 sector antennas and up to 2 dishes on steel supports, associated feeder cabling and safety hand railing. In addition, the installation of an equipment cabin of 3.7m x 2.5m x 2.8m to the west of the roof top., PARR,02/05/2000
97/53465/006 - Application for determination whether prior approval is required for the erection of 3 pole mounted dual polar antennae, one radio equipment cabin and ancillary development, REF,27/03/1997
96/53465/004 - Application for determination whether prior approval is required for the siting and appearance of an equipment cabin and ancillary development on the roof of Raebarn House (to support a dish and antenna system), PARP,15/08/1996
96/53465/005 - Application for determination whether prior approval is required for the erection of 3 pole mounted dual polar antennae, one radio equipment cabin and ancillary development PARR,06/09/1996
93/53465/001 - Telecommunications permitted development determination for 6 No Antennas & 2 No transmission dishes., PARR,03/04/1993
APP/12/00961 - Proposed installation of 0.6m diameter transmission link dish attached to existing support pole on roof top., PERM,31/10/2012
APP/13/00479 - Extension to form fourth floor to accommodate 8No. apartments with associated cycle and refuse stores., REF,05/08/2013
APP/17/00184 - Proposed change of use of first floor retail area to form 8No. self contained 1 and 2 bedroom flats.(Approved 21.07.17. Request to Discharge Conditions 3 & 4 (28.09.17)., PERM,21/07/2017

3 Proposal

Application to determine whether prior approval is required for a proposed telecommunications rooftop installation upgrade and associated works comprising:

Proposed 2No. 600~ dishes fixed to ne stub monopole.
 Proposed RRUs, BOBs & Routers on support poles on new R/C plinths.
 Proposed hooped access ladder.
 Proposed fire alarm sounder to be installed adjacent rooftop door.
 Proposed 9No. equipment cabinets to be installed within existing cabin on R/C plinths.
 Proposed RRUs, BOBs & Routers on free standing support poles on new R/C plinths (behind)
 Proposed 7.5m high Valmont stub monopole fixed to new steel grillage.
 Proposed 6No. Apertures to be mounted on new circular headframe on new tower at high level.
 Proposed RRUs, BOBs, Router fixed on support poles fixed to steel beams.
 Proposed MHA's to be mounted on antenna support poles.
 Proposed 11 OOm high handrail. Proposed raised steel grillage fixed on RC plinth for proposed stub monopole to be installed on plant room roof.
 Top of Aperture +23.82m AGL.
 C/I of Aperture +21.82m AGL.
 UIS of Aperture +20.32m AGL.
 C/I of Dish + 19. Om AGL.

The proposed development which would serve H3G and EE would upgrade the existing installation to facilitate 5G coverage.

The application confirms Conformity with ICNIRP Public Exposure Guidelines.

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)
 DM10 (Pollution)

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: 57

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

Summary:

Comment:

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.

Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 established the principle of proposals of this nature, provided that certain criteria would be met and subject to the Council determining (a) whether Prior Approval is required for the siting and appearance of the proposal and, if so, (b) whether such Prior Approval should be granted.

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 siting and appearance of the proposal must therefore be acceptable - it must also 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 area, not to such an extent as to be considered intrusive. The proposed equipment and in particular the height and bulk of the proposed 7.5m high valmont stub monopole and headframe supporting 6 apertures which would sit 7.5m above the elevated section of the roof, and in the region of 10m above the main roof area would be very prominent siting 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 and footpath, as well as the pedestrianised 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 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 directly visible from the flats in Raebarn House, but would be seen from the surrounding properties. However, given their location on the opposite side of roads or the pedestrianised 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 established 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. Prior Approval should therefore be required and refused for the proposal.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE APPROVAL** for application APP/19/00446 for the following reasons

- 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.