

APP/17/00457 - SOIL SAMPLE REPORT ASBESTOS DELINEATION AND REMEDIATION STRATEGY GROUND CONDITION ASSESSMENT, UNK,
 APP/17/00925 - Reptile Mitigation Strategy, Kingsclere Avenue, Update, UNK,
 APP/17/00927 - Condition 12: Ridge external lighting layout. Holophane external lighting. Condition 13: PP1308 7004-01 C01 Boundary fencing, UNK,
 APP/17/00980 - Application for non material change to Planning Permission
 APP/16/00492 relating to redesign of house type 2., PERM,05/10/2017
 APP/17/01091 - Non-material amendment of Planning Permission APP/16/00492 relating to redesign of house type 4., PERM,03/01/2018
 APP/18/00195 - Standard electrical substation enclosure (Retrospective application)., PERM,03/05/2018
 APP/18/00623 - Application for non-material change to Planning Permission
 APP/16/00492 relating to change to the roads and parking bays from a buff coloured tarmac to a black tarmac., PERM,19/07/2018

3 Proposal

- 3.1 Hampshire County Council consultation regarding retrospective application for permanent siting of modular building housing pre-school at Riders Junior and Infant School.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS7	()
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 0

Number of site notices: Not applicable.

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 of the area
- (iii) Impact upon residential amenity
- (iv) Highways Implications

(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 control criteria. The Local Plan supports applications addressing educational needs and the existing unit is considered acceptable, subject to planning conditions.

7.3 Whilst this type of classroom is acceptable it is considered that a temporary permission should be sought in order to allow a continued assessment of potential impacts over an interval period.

(ii) Impact upon the character of the area

7.4 The classroom unit is set in close proximity to the existing school buildings and is positioned substantially away from the curtilage boundary to the east, west and south. Although the classroom unit is considered to be large in size it is felt that it is well screened from the public domain due to the distance it is situated away from the highways surrounding it and the screening that is in place from the existing school buildings, fencing and mature trees around the curtilage boundary. Visually the building does not appear obtrusive nor look out of place in the setting and therefore is considered to have a limited and acceptable visual impact that would not detract significant character from the area.

(iii) Impact upon residential amenity

7.5 Given the buildings siting and location within the existing school complex it is considered that there would not be any additional impact caused to the neighbouring residential dwellings with the continued use of the unit however it is considered that a temporary permission should be sought, rather than permanent so that this potential impact can be assessed within a shorter timeframe. The distance between the classroom unit and nearest residential dwelling exceeds 60m which meets and exceeds guidelines stipulated in the Borough Design Guide Dec 2011 in order to protect amenity levels and therefore the continued use of the unit is considered to be acceptable.

(iv) Highways Implications

7.6 A consultation has been sought from the highways department and as the classroom unit has been established for some time it is felt that there should be no additional impact on highways with the continued use of the site.

8 **Conclusion**

- 8.1 In conclusion, the proposed development can be supported as it would meet the needs of the school. The building would have an acceptable impact on the character and appearance of the area and would not be harmful to residential amenity and is therefore considered to comply with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **RAISE NO OBJECTION** for application APP/18/01042 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:
Design, Access and Supporting Statement: Received 23.10.2018
Aerial Photograph of the site: Received 23.10.2018
Photograph of the front elevation: Received 23.10.2018
Floor, Elevation, Site and Location Plan: Drawing No Revision A
Reason: - To ensure provision of a satisfactory development.