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Site Address: The Spring Arts and Heritage Centre, 56 East Street,  
Havant, PO9 1BS  
Proposal: Install 1No. satellite dish and 2No. air conditioning units to roof area.  
Application No: APP/18/00582                      Expiry Date: 01/08/2018  
Applicant: Mr Dawe  
The Spring Arts and Heritage  
Centre  
Agent: Mr Critchley                      Case Officer: Karen Wooden  
Critchley Architecture and  
Design  
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The Spring Arts and Heritage Centre is located within an attractive Victorian Building located on the south side of East Street. The property is sited within the St Faiths Conservation Area and Havant Town Centre. Town Hall Road runs to the west of the site.
- 1.2 The character of East Street is varied, and includes a mix of offices, shops, drinking establishments and residential units.

## **2 Planning History**

97/55029/004 - Remove existing entrance door to north elevation and replace with window, PERM,16/10/1997  
93/55029/000 - Renewal of six roof vents and removal of six roof vents to main hall., PERM,23/09/1993  
93/55029/001 - Alterations to lobby and construction of ramp to form wheelchair access, PERM,04/11/1993  
09/55029/008 - Display of 2No. non-illuminated fascia signs, 2No. externally illuminated fascia signs, 1No. projecting sign and display of flag., PERM,17/01/2011  
APP/11/01748 - Fell 1No. Sycamore tree within Lymbourn Road Conservation Area., RNO,14/12/2011  
APP/12/01137 - Remove 100mm lateral, 75mm lateral and other smaller growth to 1No. Silver Birch and fell 1No. Whitebeam within St Faiths Conservation Area., RNO,14/12/2012  
APP/15/01277 - Changes to elevations including changes to door openings and type, erection of disabled access walkway and erection of smoking shelter. (Retrospective application), UNK,  
APP/15/01278 - Noticeboards., UNK,  
APP/16/01270 - Erection of free-standing open fronted smoking shelter., PERM,21/04/2017

## **3 Proposal**

Install 1No. satellite dish and 2No. air conditioning units to roof area.

#### **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

CS11 (Protecting and Enhancing the Special Environment and Heritage of  
Havant Borough)  
CS16 (High Quality Design)  
DM10 (Pollution)

##### Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)  
AL3 (Town, District and Local Centres)

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

#### **5 Statutory and Non Statutory Consultations**

##### **Conservation Officer, Development Control**

Principal Conservation Officer ? No objection

The approach to satellite dishes, air conditioning units and other ephemeral fixtures is to try to accommodate where possible, but in locations that have least visual impact on the building - in hidden valleys, on modern outbuildings, ground or pole mounted within an enclosed rear garden etc.

In this case as the proposed satellite dish and air conditioning units are located on areas of flat roofing that are out of sight from public realm. It is therefore considered that the proposals would have little visual impact on the conservation area and the host building and is acceptable.

No conditions

##### **Countryside Access Team**

No comments received

##### **Ordnance Survey**

No comments received

##### **Property Services Manager, Corporate Group**

I advise that the Estates Team has no objection to this application.

#### **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: 15

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 22/06/2018

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 and appearance of the area
- (iii) Impact upon residential amenity

(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.

(ii) Impact upon the character and appearance of the Conservation Area

7.3 S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of its planning powers with respect to any buildings or other land in a conservation area, the local planning authority shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area. It is noted that the proposed satellite dish and air conditioning units are to be sited towards the centre of the roof of the building. Both will be located on areas of flat roof and will not be visible from the public domain. It is therefore considered that the proposal is appropriate and will not have an adverse impact on the character of the Conservation Area.

(iii) Impact upon residential amenity

7.4 The Museum fronts a main road that leads in and out of the centre of Havant. To the north of the site is a Post Office sorting office and to the east is an office building. There are residential properties to the south and west, and therefore consideration has been taken into whether the air conditioning units would have any adverse impact on the residents. A separation gap of a minimum of 24m will be retained between the units and the residential properties. Furthermore a pitched roof to the west of the proposed location will serve to reduce any impact in terms of noise to the occupiers of the properties in Town Hall Road. It is therefore considered that, from a planning perspective, the proposals will be appropriate in terms of the impact on residential amenity, however should any noise issues arise in the future these would be assessed against Environmental Health regulations.

## **8 Conclusion**

8.1 The proposed works are considered to conserve the character of the conservation area. In addition the scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

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## 9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00582 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:

Photographs - received 06.06.18

Heritage report - received 06.06.18

Location and block plan - 18066 - 101

Existing site plan - 18066 - 201

Existing roof plan - 18066 - 202

Proposed roof plan - 18066- 401

**Reason:** - To ensure provision of a satisfactory development.