
Site Address: Riders Junior and Infant School, Kingsclere Avenue,
Havant, PO9 4RY
Proposal: Standard electrical substation enclosure (Retrospective application).
Application No: APP/18/00195 Expiry Date: 07/05/2018
Applicant: Mr A Legg
Agent: Mr S White Case Officer: Bee Crawford
Pope Priestley Architects
Ward: Warren Park

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

- 1.1 The applicaiton site is a detached building housing an electrical substation, situated on the edge of a housing development which was formerly part of Riders School. the development site is to the north, south and east of the substation and a two storey semi-detached property is to the west.
- 1.2 The area is of medium density with two storey semi-detached and terraced properties of similar age style and design and a new housing development which is currently under construction.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the provision of a standard electrical substation enclosure (Retrospective application).

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection - there are no trees in the vicinity of the new substation.

Environment Agency

No response received.

Environmental Health Manager, Community Group

I can advise that I am happy the noise mitigation report provided will suffice for the proposed electrical substation and enclosure. I also note that this is a retrospective 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: 2

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

(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 area

7.3 The substation is of a modest size (2.82 metres x 3.1 metres) with a maximum height of 2.262 metres and is made of green GRP construction. The substation is set back approximately 7 metres from the highway.

7.4 The design and appearance of the proposal is deemed appropriate and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

- 7.5 The substation is situated north of the entrance of the development site, approximately 9.5 metres from the property to the west, beyond a 2.5 metre high mature hedge, and in excess of 40 metres from the new dwellings which are currently under construction. A noise mitigation report has been provided, and following consultation with the Council's Environmental Health Section it has been confirmed this is satisfactory. It is therefore considered the substation would not result in any detrimental effect to the existing and proposed properties.

(iv) Flood issues

- 7.6 The Environment Agency Flood Risk Map shows the application site is located in Flood Zone 1. The agent has submitted a flood risk assessment to confirm that appropriate flood risk measures have been considered. The development therefore meets the requirements of policy CS15 of the Havant Borough, Local Plan (Core Strategy).

8 Conclusion

- 8.1 The proposal results in an appearance acceptable in this residential area, and 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/18/00195 subject to the following conditions

- 1 The external materials used shall be as stated under Section 9 (Materials) of the application form.
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.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. PP1308-100-01 Rev P3	Site location plan
Drg no. PP1308/5006-00 Rev PO2	Elevation plan
Drg no. ESM.0000A3.0055.DWG Rev A	Elevations and floor plan
Drg no. PP1308/2000-01 Rev P02	Block plan
Drg no. PP1308-101-01 Rev P3	Site layout plan
Drg no. 1316-0101 Rev A	Planting plan
SSE site layout plan	
Noise mitigation statement	
Arboricultural development statement dated April 2018	
Flood risk assessment dated April 2018	

Reason: - To ensure provision of a satisfactory development.

