
Site Address: Mill Hill Early Years Centre, Mill Road, Waterlooville, PO7
7DB
Proposal: Siting of a log cabin to use as an outdoor classroom.
Application No: APP/18/00744 Expiry Date: 30/10/2018
Applicant: Mrs Wingfield
Growing Places
Agent: Case Officer: Karen Wooden
Ward: Stakes

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Mill Hill Early Years Centre is located within the grounds of Mill Hill Primary School, which is sited within the built up area of Waterlooville, on the northern side of Mill Road. The existing school buildings are single storey brick built, with flat roofs. There are on site parking areas to the north west and south east of the buildings.
- 1.2 Two storey residential properties are sited to the north, south, east and west of the school buildings.

2 Planning History

01/55667/002 - Consultation by Hampshire County Council for Iron railing fencing, blunt top vertical bar coloured dark green. Height 1.8 metres., PERM,10/05/2001
03/55667/004 - Consultation by Hampshire County Council for new 2.4m high, 39m long side fencing., PERM,01/09/2003
APP/12/00027 - Display of 2No. non-illuminated freestanding signs, PERM,05/03/2012
54/03279 - for the erection of a Primary School, UNK,26/11/1954
APP/18/00627 - Siting of 3.048m x 6.096m refurbished shipping container with external cedar cladding to provide internal office/room and storage area., WD,07/08/2018

3 Proposal

- 3.1 Siting of a log cabin to use as an outdoor classroom.

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)
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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

5.1 No consultations required for 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: 13

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

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

(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 proposed modular building is therefore considered to be acceptable in principle, subject to planning conditions.

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

7.3 The proposed log cabin is to be sited to the north western side of the site, set back approximately 3m from the boundary with Mill Road. The log cabin will be constructed on an area of grass which is to the east of the northern car park. The southern boundary which runs adjacent to Mill Road is (the time of the site visit) defined by an established

hedgerow which is in excess of 2m in height. There are also a number of trees planted along this boundary line.

7.4 The proposal is to have a maximum roof height of 2.55m, depth of 3m and width of 6.5m (6m internal space with 0.5m roof overhang by access doors). The plans show that the side (width) of the cabin will be located closest to the boundary line. The cabin is to have elevations of Spruce timber.

7.5 It is considered that the proposed size, scale and design of the log cabin will not appear obtrusive, nor look out of place within its setting.

(iii) Impact upon residential amenity

7.6 Due to the proposed location of the log cabin, it is not considered that it would have an adverse impact on the occupiers of the properties to the north or east.

7.7 There will be a minimum separation gap of 25m between the proposal and the closest properties to the south and west and therefore it is not considered that the log cabin would have any significant impact on the occupiers of these properties in terms of overlooking or overshadowing.

7.8 The proposal is to be used as an outdoor classroom for enhanced outdoor learning opportunities, and will be used by the children who attend the Mill Hill Early Years Centre, and will therefore not result in an increase in pupil numbers to the site.

8 Conclusion

8.1 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 PERMISSION** for application APP/18/00744 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 23.07.18

Log cabin specifications - received 23.07.18

Location plan - received 23.07.18

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans.

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.