

Site Address: Mill Rythe Junior and Infant School, Havant Road, Hayling Island, PO11 0PA

Proposal: Hampshire County Council Application for the replacement of an existing modular building with new modular building of the same floor area at Mill Rythe Junior Infant School, Havant Road, Hayling Island.

Application No: APP/17/01054 **Expiry Date:** 25/10/2017

Applicant: Mr A Dirks
Hampshire County Council

Agent: **Case Officer:** Harriet Pitney

Ward: Hayling East

1 Site Description

A concrete playground is positioned to the west and south of the existing modular building.

01/61348/005 - Single storey extension to form entrance lobby, Head's office and enlargement of the staff room., PERM,30/07/2001

07/61348/007 - Erection of single storey modular building for 34 place
Nursery/Preschool., PERM,11/06/2007

09/61348/008 - Erection of single storey modular classroom., PERM,02/07/2009

APP/16/01009 - Consultation by Hampshire County Council for continued siting of
temporary building at Mill Rythe Junior School., RNO,21/10/2016

3 Proposal

Consultation by Hampshire County Council for the replacement of an existing modular building with new modular building of the same floor area at Mill Rythe Junior Infant School, Havant Road, Hayling Island.

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)

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

5 Statutory and Non Statutory Consultations

This application forms a consultation request only by Hampshire County Council in relation to the development proposed. All statutory and non-statutory consultations will have been undertaken by Hampshire County Council on this basis as part of the formal planning application.

6 Community Involvement

This application forms a consultation request only by Hampshire County Council in relation to the development proposed. All neighbour notifications will have been undertaken by Hampshire County Council on this basis as part of the formal planning application.

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) Highways Implications

(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 Local Plan supports applications addressing educational needs and the replacement modular building is considered acceptable, subject to planning conditions.

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

The existing modular building is positioned just off the northern boundary with an area of land directly behind it which forms a play space in connection with the existing modular building. The replacement modular building is proposed to form the same footprint as the existing albeit positioned closer to the northern boundary and moved slightly to the west of the existing building. Whilst it is acknowledged that the modular building is relatively large in terms of its size and scale, it is considered that the northern boundary of the site is well screened from the public domain by a variety of established shrubs and vegetation. It is also noted that the current building is in a relatively dilapidated condition therefore the replacement building is likely to positively improve the appearance of this area within the school complex. Whilst it is acknowledged that aspects of the proposed modular building would still be visible from the public realm, it is noted that the replacement building would be set back from the main Havant Road in excess of 60 metres and views of the northern boundary from the area of open land immediately adjacent are primarily screened and obscured by the existing vegetation.

Visually the building does not appear obtrusive nor look out of place within its setting and therefore it is considered that the replacement modular building would have a limited and acceptable visual impact that would not detract significant character from the area.

(iii) Impact upon residential amenity

Taking into account the proposed replacement modular 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 removal of the existing modular building and its replacement with a building of the same footprint, albeit positioned closer to the northern boundary of the site. There is a considerable separation distance between the modular building and the nearest residential dwelling which meets and exceeds the guidelines stipulated in the Borough Design Guide in order to protect amenity levels. Furthermore, the northern boundary of the site abuts an area of open land away from a residential setting and therefore the replacement modular building is considered to be acceptable.

(iv) Highways Implications

Taking into account that a modular building currently exists on the site and the replacement building would replicate a similar size, scale and design to that which currently exists, it is not considered that there would be any additional impact on highways with the continued use of the site.

8 **Conclusion**

In conclusion, it is considered that the building would have an acceptable impact on the character and appearance of the area and would not be harmful to the amenity of any surrounding residential properties. The proposal is therefore considered to comply with the requirements of Policy CS16 of the HBLP (Core Strategy) and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **RAISE NO OBJECTION** for application APP/17/01054 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Existing location plan (Drawing No: 2106/100)- received 26th September 2017
Proposed location plan (Drawing No: 2106/101)- received 26th September 2017
Existing site plan (Drawing No: 2106/200)- received 26th September 2017
Proposed site plan (Drawing No: 2106/201)- received 26th September 2017
Proposed plan (Drawing No: 2106/300)- received 26th September 2017
Proposed elevations (Drawing No: 2106/400)- received 26th September 2017
Reason: - To ensure provision of a satisfactory development.