
Site Address:	Scout Headquarters, adj 65 New Lane, Havant		
Proposal:	Replacement of single storey steel storage container at the rear of the existing building.		
Application No:	APP/17/01095	Expiry Date:	30/11/2017
Applicant:	1st West leigh Scout Group		
Agent:	Mr Snocken	Case Officer:	Bee Crawford
Ward:	Bondfields		

Recommendation: **GRANT TEMPORARY PERMISSION**

1 Site Description

- 1.1 The application site features a small single storey, pre-fabricated detached building, with the storage container which is the subject of this application to the rear of the building. The site is level and laid to lawn with two large trees in the north of the plot. There is fencing to the southern boundary, a wire fence to the front boundary and mature trees to the western and northern boundaries with a stream beyond.
- 1.2 There is a pair of two storey semi-detached dwellings to the south, New Lane industrial area opposite, a wooded copse is to the north and school playing fields are to the rear. The area is of medium density with an established industrial estate, two storey semi-detached and terraced properties of similar and different age style and design and a school.

2 Planning History

APP/13/00723 - Renewal of temporary permission 09/60252/004 for the retention of single storey steel storage container at the rear of the existing building, TPP 11/09/2013.

APP/10/00071 - Discharge of Condition No. 2 of Planning Permission 09/60252/004, PERM 07/12/2010.

09/60252/004 - Renewal of Temporary Permission for retention of steel storage container at rear of existing building, TPP 11/01/2010.

06/60252/003 - Renewal of temporary permission for retention of steel storage container at rear of existing building, TPP 17/11/2006.

03/60252/002 - Renewal of temporary permission for retention of steel storage container at rear of existing building, TPP 08/12/2003.

00/60252/001 - Retention of steel storage container at rear of existing building for a temporary period, TPP 24/11/2000.

96/60252/000 - Siting of steel storage container at rear of existing building for a temporary period, TPP 08/11/1996.

3 Proposal

- 3.1 The application is for the replacement of single storey steel storage container at the rear of the existing building. The container is used by the Scouts for the storage of their camping and other equipment.

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)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

Southern Water Sewer crosses site and appears to be within 3M of building. No other comments at this time.

Developer Services, Southern Water

Southern Water would have no objection to the renewal of temporary permission. The steel storage container is located within the 4 metres clearance distance of the public foul sewer. The siting of the container is acceptable only as a temporary structure with no fixed foundations.

The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

No development or new tree planting should be located within 4 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works.

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example "The developer must advise the local authority (in consultation with Southern Water) of the

measures which will be undertaken to protect the public sewers, prior to the commencement of the development.”

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

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The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk”.

Officer Comment:

The application is to replace like for like the free standing storage container which has been in situ in excess of 10 years, to the rear of the existing building. It is therefore considered a pre-commencement condition would not be appropriate in this instance.

Environment Agency

We can confirm that the Environment Agency has no objection in principle to the proposed development as submitted.

Highways Engineer, Development Engineer

The Highway authority has no adverse comment 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: 8

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 risk

(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 storage container is functional in appearance and is located at the rear of the Scout Hut, which significantly reduces the container's presence within the street scene. It is considered that it relates reasonably well to the main building in scale and bulk and the colour matches that of the existing building. Whilst an extension to the Scout Hut to provide the required facilities would be a preferable means of meeting the Scout's requirements, it is understood that there are constraints with respect to a main sewage pipe which would render any proposal to extend the current building unfeasible.
- 7.4 It is considered that limiting the time period of consent for the current application is an appropriate means of reviewing the appearance of the container and may enable a more permanent solution to be sought after this period.
- 7.5 Having regard to the above information it is considered that the community facility offered by the Scout Group is an important one and the need to store ancillary equipment in a secure manner essential. The proposed container allows for this in a modest and discreet manner and as such would preserve the prevailing character and appearance of the area.

(iii) Impact upon residential amenity

- 7.6 The only residential property that would be affected by the development is the adjoining neighbour at 65 New Lane. The container is close to the boundary with no. 65, however it is situated at the end of the plot and is relatively low in height it therefore does not result in any detrimental effect to this property.

(iv) Flood Risk

- 7.7 Part of the application site falls within Flood Zones 2 and 3 and is therefore at a risk of being flooded. However the unit is for the storage of equipment only and will therefore not put any of the Scouts at unnecessary risk or increase the pressure on the emergency services. The Environment Agency has considered the development proposed and raised no objection due to the nature of the use.

8 Conclusion

- 8.1 Having regard to the above information it is recommended that a four year temporary permission is granted for the replacement storage container.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT TEMPORARY PERMISSION** for application APP/17/01095 subject to the following conditions

- 1 This permission shall be for a limited period expiring on 30 November 2021 on or before which date the use of the land for the siting of a steel storage container shall be discontinued permanently and the site shall be restored to its previous condition unless the prior consent of the Local Planning Authority has been obtained in writing for a further period.

Reason: The use (siting of a temporary container) is of a type not considered suitable for permanent retention having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Block plan

Photographs of elevations

Design and access statement

Flood risk assessment

Reason: - To ensure provision of a satisfactory development.