

DELEGATED OFFICER REPORT

Site Address:	The Acorn Centre, 3 The Kestrels, Eagle Avenue, Waterlooville, PO8 9GX		
Proposal:	Installation of shipping container.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00624	Expiry Date:	29/01/2024
Applicant:	Mr Elliott Wecock Community Association		
Agent:		Case Officer:	Denise Sheath
Ward:	Hart Plain		

Recommendation: **GRANT TEMPORARY PERMISSION**

1 Site Description

The application site consists of a detached building, the Acorn Community Centre, which is constructed of red and buff brick and a concrete tiled pitched roof. The Acorn Centre lies within the heart of a mainly 1970s housing estate (Wecock) - although the building itself and its immediate environs date back to a redevelopment of the site in the 1990s. The character of residential development in the locality is a mix of two and three storey flats and houses; mainly in terraced form.

- 1.2 The Acorn Centre is used for a number of community functions with the eastern and western sections of the building used as a Pre-school and nursery respectively - over time small parcels of land have been fenced off to the front (south) of the building to support those uses.
- 1.3 The Acorn Centre forms part of a cluster of commercial and community-related uses. To the front (south) of the community centre is a paved area with a Portsmouth City Council Housing Office and hot food takeaway beyond. To the east lies a children's play area; whilst to the west is a Church. All these uses are served by a car parking area accessed off Eagle Avenue to the south; although there is also unrestricted car parking on surrounding streets and laybys. To the north of the site are the residential cul-de-sacs of Kite Close, Hobby Close and Merlin Close.
- 1.4 The site is relatively flat; although there is a modest rise in land height between the building and the footpath along Kite Close to the north.

2 Planning History

APP/12/01257 - Change of use from public amenity land to enclosure for secure play area, incorporating 1.8m high bow top railings. PERM - 25/01/2013

APP/13/00154 - Discharge of Condition No. 2 of Planning Permission APP/12/01257. PERM - 08/03/2013

APP/14/01054 - Request for written confirmation that all conditions of the Section 106 Agreement of 00/60387/000 (dated 28.03.2002) have been complied with. PERM - 15/12/2014

APP/17/00155 - Change of use from public amenity land to enclosure for secure play area, incorporating 1.2 m high railings. PERM - 05/06/2017

APP/19/00748 - Single storey extension to north side of existing Community Centre to create additional multi-use project room.(18.10.19). Request to discharge condition 4 (26.10.20). - PERM,18/10/2019

3 Proposal

Installation of shipping container.

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
AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Property Services Manager
No comments received

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: 72

Number of site notices: 1.

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

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

The proposal is for the placement of a container for the use of storing equipment related to the workshops which take place within the Acorn Centre for local residents of the community. The proposed storage unit will be placed upon the grassed area 2.5m from the northern elevation of the community centre and 0.5m from the northern boundary of the community centre. The storage container will be green in colour and will have the following dimensions: a width of 2.44m, a length of 6.096m and a height of 2.9m.

The proposed storage container would be visible from the streetscene of Kite Close. Screening in the form of wooden posts with wire trellis with pyracantha firethorn planting is proposed along the northern and eastern elevations of the proposed storage container to limit the visual impact upon the streetscene of Kite Close. It is considered that the storage container whilst relating reasonably well to the main building in terms of scale and bulk, would be a structure out of keeping with the general street scene. This would be mitigated to a degree by container being coloured green and by the proposed landscaping

Having regard to the above information it is considered that the community facility workshops offered by the Acorn Centre are important activities within the local community and the need to store ancillary equipment in a secure manner essential, which would be provided by the container. Due to this it is considered that a temporary permission be granted for 3 years, to enable a more permanent appropriate solution for storage for the Centre to be found.

(iii) Impact upon residential amenity

Given the proposed layout, relationship and degree of separation from neighbouring properties it is not considered that the development would have a significant adverse impact on the amenities of neighbouring properties with regard to loss of sunlight/daylight, overlooking or overbearing impact. It is noted no objections have been received in relation to the application.

8 Conclusion

- 8.1 The proposed development would provide an additional needed storage facility for the workshops carried out within the community centre, which on balance weight in favour of the proposal, to provide sufficient time for a more appropriate solution to be found for this storage. Hence, it is recommended that a temporary 3 year permission be granted subject to a condition that the container is removed on or before 23 January 2028 unless otherwise agreed in writing by the Local Planning Authority.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT TEMPORARY PERMISSION** for

application APP/23/00624 subject to the following conditions

- 1 This permission shall be for a limited period expiring on 23 January 2028, on or before which date the storage container shall be permanently removed from the site and the land shall be restored to its previous condition unless the prior written 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 2021.

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

Location Plan 06 September 2023

Block Plan -Drawing No.APS02 - Received 07 December 2023

Block Plan- Drawing No.07 - Received 09 October 2023

Proposed North and East Elevations - Drawing No. 03 - Received 07 August 2023

Front and Rear Elevations - Received 15 February 2024

Side Elevations - Received 15 February 2024

Floor Plan - Received 15 February 2024

Landscaping Plan - Received 16 September 2024

Reason: - To ensure provision of a satisfactory development.

- 3 The container hereby permitted shall be coloured green (RAL6007) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the container has an acceptable appearance in the streetscene and having due regard to policies CS16 and the National Planning Policy Framework.

- 4 The container hereby permitted shall only be used for storage facilities in association with the adjacent existing community centre.

Reason: To accord with the terms of the application and to ensure that the temporary use is appropriate having due regard to policies CS16 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.

- 5 The landscaping works shown on the approved plans Landscaping plan (Drawing No. APS FOUND PLAN) Received 16 September 2024' shall be planted within 1 month of the placement of the shipping container. The screening of Pyracantha Firethorn along the northern and eastern elevations shall be planted at a height of 2m and grown to a minimum height of 2.9 metres and be retained at all times. Any screening planting which is removed, uprooted, destroyed, dies or become severely damaged or become seriously diseased shall be replaced within 1 month of a similar size and species to those originally required to be planted, unless the Local Planning Authority gives its consent in writing to any variation.

Reason: To protect the visual amenity of the streetscene of Kite Close and having due regard to policy CS16 of the Havant Borough Local Plan (Core

Strategy) 2011 and the National Planning Policy Framework.