
Site Address:	Chichester House, Langstone House & Solent House Lockerley Road, Havant		
Proposal:	Chichester, Solent & Langstone House - redevelopment of bin store areas.		
Application No:	APP/22/00129	Expiry Date:	06/04/2022
Applicant:	Ms Brasher The Guinness Partnership		
Agent:	Mr M Saunders PDP Architecture llp	Case Officer:	Joseph Toole
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

Chichester House, Langstone House & Solent House are blocks of flats located to the north of Lockerley Road and to the east of Swarraton Road.

2 Planning History

98/55634/002 - Application to determine whether prior approval is required for the installation of 3 dual polar antenna, 2 microwave dishes (3 no. 600mm and 1 no. 300mm), a 5m high monopole, equipment cabin and ancillary development., PARP,21/12/1998

91/55634/001 - Continued display of non- illuminated banner until November 1991., REF,

APP/17/00158 - Redevelop the current bin store areas to a purpose built fire proof sustainable structure which will be fully enclosed with lockable doors. , WD,03/10/2017

APP/19/01210 - Installation of new bin stores., INV,

APP/20/00527 - Redevelopment of existing bin store areas to a purpose built fire proof sustainable bin store structure, fully enclosed with lockable doors. , PERM,27/08/2020

APP/21/01156 - Refurbishment of external elevations of each tower block to include replacement of windows, balcony railings and panels, parapet panels and upgrading of entrance cores., PERM,10/12/2021

3 Proposal

Chichester, Solent & Langstone House - redevelopment of bin store areas.

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)

CS8 (Community Safety)

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

Councillor Alex Rennie

No Comment.

Councillor Richard Stone

No Comment.

Crime Prevention -Minor Apps

I have the following comments to make:

- Care should be taken with the design of the three bin stores to ensure that the various features do not create handholds and footholds that can be used to access the roof of the bin stores.
- The bin store doors should be fitted with a lock that provides for authorised access only. The locking mechanism must be keyless to exit, so that a person cannot be locked within the store.
- Lighting must be provided both; within the store and externally to enable a person to use the easily operate the lock
- Some consideration should be given to the fitting of smoke detector alarms, however, this may not be practical.
- I do note that perforated screens are to be provided, within the walls and the doors. Should a fire occur within the store these will provide a supply of oxygen. Some consideration should be given to consulting the fire service on this point.

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our public foul and surface water sewers in the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

Please note:

- The 225 mm public foul and surface water sewers requires a clearance of 3 metres on either side of the gravity sewers to protect it from construction works and to allow for future maintenance access.
- No new development or tree planting should be carried out within 3 metres of the external edge of the gravity sewers without consent from Southern Water.
- No new soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a gravity sewers.

- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:
gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).
Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

Environmental Health

Observations / Comments:

I refer to the above application under the Town & Country Planning Acts passed to this Service for comment.

I have read the enclosed documentation provided by the applicant and can comment as follows:

I have no objection in principle to this application, but would ask that the following condition & informatives be added to any positive decision notice, if consent were to be granted.

Condition 1: External lighting:

The applicant to ensure that any external lighting provided to these structures, whether for security purposes or to facilitate access after dark, does not impact on any residential receptors within the vicinity.

Reason: To protect the occupants of nearby residential properties from light disturbance / nuisance.

Informatives:

Regarding Hours of Work:

You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the developments, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times:
Monday to Friday: 8.00 – 18.00 and Saturday: 8:00 – 13.00.

This is in order to protect the occupants of nearby residential properties from any noise and vibration nuisance

Regarding Bonfires:

You are hereby advised to ensure that no bonfires take place on these sites, during any phase of the operation i.e. excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.

This is in order to protect the occupants of nearby residential properties from smoke nuisance.

Regarding Dust Control:

You are hereby requested to ensure that appropriate measures are employed for the control of any dust that might emanate from the proposed works on these sites. The methods of dust control should be in accordance with the guidance as laid out in the BRE Report 456 - Control of Dust from Construction and Demolition activities.
This is in order to protect the occupants of nearby residential properties from any dust nuisance.

Property Services Manager

The new refuse areas as proposed are on land which is owned by HBC. There has been some initial contact with the Guinness Trust to discuss transferring the land to them but no approvals have been granted as yet. In principle there is no objection to the proposals but Guinness will need to obtain consent from Havant Borough Council's Property Team, as landowner, for the works.

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: 194

Number of site notices: 3

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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) Drainage

(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.

7.3 Planning permission was granted for three refuse stores at Solent, Langstone and Chichester Houses in August 2020 under references APP/20/00525, 526 and 527. The permissions were for utilitarian steel frame enclosures with a mesh infill. This is now regarded as not appropriate due to their prominent locations. Therefore, this proposal is for three refuse stores on the same footprint with a different design.

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

7.4 The proposal would involve three separate stores with the same elevational features as the previously approved. Only Chichester House's store would be different being 1 metre longer.

7.5 The proposed refuse stores would have facing brick in keeping with the existing structures of the area with flat roofs. They would be coloured to match the core colour of each block. The colours would be teal (RAL 5021), blue (RAL 5019) and green (RAL 6000).

7.6 The proposed refuse stores would be in keeping with the previously approved plans being in the same footprint, albeit Chichester House being slightly larger. Thus, it is considered to be acceptable to the character of the area.

7.7 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 and CS8 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

7.8 The redevelopment of the bin store, would not materially change the impact of this facility on the amenity of residents in the locality.

7.9 The Crime Prevention Officer has commented on the application, details of which are set out in full above, which have been forwarded to the applicant's agent and have been added as an informative.

7.10 The Council's Environmental Health Officer commented on the application raising no objection subject to a condition and informative's. These have been forwarded to the applicant's agent and added to the recommendation.

- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 and CS8 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Drainage

- 7.12 Southern Water were consulted on the application raising no objection. An informative has been added to the decision.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and neighbours and the locality 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/22/00129

- 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:

Site Location Plan - 28108-PD200

Block Plan - 28108-PD201

Site Plan - 28108-PD209

Solent House Refuse Store Floor Plans and Elevations - 28108-PD210

Langstone House Refuse Store Floor Plans and Elevations - 28108-PD211

Chichester House Refuse Store Floor Plans and Elevations - 28108-PD212

Perforated Screen Detail - 28108-PD213

Design and Access Statement - 28108-PD220 Feb 2022

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, or shall match, in type, colour and texture, those of the existing building so far as practicable.

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.

- 4 Any external lighting provided to these structures, whether for security purposes or to facilitate access after dark, must not impact on any residential receptors within the vicinity.

Reason: To protect the occupants of nearby residential properties from light disturbance / nuisance in accordance with Policy CS16 of the Havant Borough Core Strategy 2011.