
Site Address: Havant Academy, Wakefords Way, Havant, PO9 5JD
Proposal: Replacement windows and doors, replacement white and purple spandrel panels to match existing to Communities block.
Application Type: Full Planning Permission
Application No: APP/22/00407 Expiry Date: 15/09/2022
Applicant: Mrs Thompson
 The Kemnal Academies Trust
Agent: Mr O Ruben Case Officer: Denise Sheath
 Carre Consultancy
Ward: Bondfields

Recommendation: **GRANT PERMISSION**

1 Site Description

Havant Academy Communities Block is situated to the North East of the school site. The Communities Block is surrounded by flat open landscaping to the North and East and to the South and West are other school buildings and the sports centre.

2 Planning History

02/56645/004 - Consultation by Hampshire County Council in respect of an outline application for Fitness Suite/ Changing Accommodation/ Reception/ Refurbish Sports Hall and Swimming Pool. WD 3/11/2002
02/56645/005 - Consultation by Hampshire County Council in respect of an outline application for sports lottery: fitness suite, changing accommodation/ reception/ refurbish sports hall and swimming pool/ MUGA and tennis courts with flood lighting. PERM 20/12/2002
02/56645/003 - Use of land for car boot sales on 45 sundays per calender year., PERM,16/10/2002
00/56645/002 - Vary condition 2 of Planning Permission 98/56645/1 to allow for access to the site by the public for the purpose of a car boot sale for 44 Sundays each calendar year between the hours of 9.30am and 1.00pm, and variation of condition 3 of planning permission 98/56645/1 to allow for access to the site for event organisers and vendors between the hours of 9.00am and 1.00pm, for 44 Sundays within each calendar year. PERM 13/03/2001
98/56645/001 - To continue to run car boot sales for 44 Sundays per year. TPP 25/02/1999
94/58398/001 - Application for determination whether prior approval is required for the demolition of the former caretakers lodg at school entrance. DELG,
94/58398/000 - Outline application for Redevelopment to provide 2 x three bedroomed semi detached dwellings. PERM 02/06/1994
93/56645/000 - To take down existing chain link fence (1.8m high) and replace it with 2.7m high weld mesh fence fixed to angle iro posts, WD,19/11/1993
03/56645/006 - Renewal of temporary planning permission 02/56645/003 for the use of land for Car Boot Sales on 45 Sundays per Calendar year., PERM,21/11/2003
04/56645/007 - Construction by Hampshire County Council for new external steel staircase to serve as fire escape from first floor community block., PERM,25/02/2004
04/56645/008 - Consultation by Hampshire County Council for new healthy living centre - studio with ancillary office and storage accommodation., PERM,17/02/2005

APP/10/00295 - Display of 2No. non illuminated hanging banners and externally illuminated lettering on roof. PERM 01/09/2010
APP/11/00031 - Hampshire County Council application for partial demolition of surplus buildings; construction of a new lift enclosure, to enhance access; enclosure of courtyard between existing two and three storey buildings; partial reclad of existing buildings to enhance environmental conditions, all to include associated landscaping at Havant Academy. RNO 23/02/2011
APP/11/01283 - Hampshire County Council Consultation for temporary access to contractors compound., TPP 22/09/2011
APP/15/01038 - Consultation by Hampshire County Council for the demolition of existing swimming pool and construction of a fenced tarmac playcourt. PERM 07/10/2015

3 Proposal

Replacement windows and doors, replacement white and purple spandrel panels to match existing to Communities block.

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)
CS7 ()

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Not required.

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: 16

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 to be acceptable in principle subject to the usual development control criteria.

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

The location of the Communities Block building is positioned to the north east of the school site and is well screened from the public realm. Many of the surrounding buildings are similar in design with white and purple spandrel panels to their elevations. The alterations to the Communities Block building including the replacement of the windows and doors will improve the external appearance of the building and is unlikely to result in any detrimental impact on the visual amenity of the surrounding locality and is likely to improve the character and appearance of the area.

The proposed changes to the Communities Block building is likely to improve the existing community building providing an update to the current facilities and improving the heat efficiency which will contribute towards establishing to a more sustainable building.

The proposal is therefore likely to result in a positive impact on the character of the surrounding buildings and the character of the area and is considered to accord with Policy CS16 of Havant Borough Councils Core Strategy, 2011.

(iii) Impact upon residential amenity

The proposal is unlikely to result in any significant impact on neighbour amenity as the Communities Block building is well screened from the public realm and sited a significant distance away from the surrounding residential properties located in Stansted Crescent and Wakefords Way.

The nature of the proposal would not result in any loss of light, outlook, privacy or appear overbearing to any of the surrounding residential properties and is therefore considered to be compliant with Policy CS16 of Havant Borough Councils Core Strategy, 2011.

8 **Conclusion**

The proposal is considered to be acceptable and in accordance with Policy CS16 of Havant Borough Councils Core Strategy, 2011. The scheme is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00407 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:

Application Form - Received 21 July 2022
Design and Access Statement - Received 21 July 2022
Site Location Plan - Drawing No. 001 - Received 21 July 2022
Existing Elevations - Drawing No.002 - Received 21 July 2022
Existing Ground Floor Plan - Drawing No.005 - Received 21 July 2022
Existing First Floor Plan - Drawing No.007 - Received 21 July 2022
Proposed Elevations - Drawing No.003 - Received 21 July 2022
Proposed Ground Floor Plan - Drawing No.006 - Received 21 July 2022
Proposed First Floor Plan - Drawing No.008 - Received 21 July 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.