

Recommendation: **GRANT PERMISSION**

The application seeks planning permission for the retention of an existing steel fabricated cladded building to be used as a "Men's Shed" in perpetuity.

4 Policy Considerations

National Planning Policy Framework 2021
Planning Practice guidance 2016
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)
DM2 (Protection of Existing Community Facilities and Shops)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)
AL3 (Town, District and Local Centres)

Submission Version Havant Local Plan

E1* (High quality design)
C7* (Protection of community facilities and shops.)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West

No comments received.

Councillor Clare Satchwell - Hayling West

No comments received.

Councillor I Scott Hayling West

No comments received.

Environmental Health Manager, Community Group

I have no objection in principle to this building continuing to be used for its current & proposed usage. Although this office has received no noise complaints or have had need to date, to discuss and / or update the existing 'Noise Plan' as provided, for the discharge of Condition 6 under App/18/00699, I would ask that if this application is to be approved, that this 'Noise plan' be retained and its retention so conditioned.

Condition 1: The use of this 'shed' shall be carried out in accordance with the existing Noise Management Plan as provided Under App/18/00699.

Reason: As per Condition 6 of the above App/18/00699

It should be noted that the noise management plan is a live document, and as such can be amended in consultation with Environmental Health at Havant Borough Council, should the need arise in response to any justified noise complaints, submitted by nearby residents. This may also include additional acoustic mitigation measures requiring implementation, to ensure that any noise generated, which is audible at the site boundary, does not cause nuisance to the occupants of any nearby properties.

Condition 2: Similarly, I would also suggest that Condition 4 of the App/18/00699, be so retained.

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: 13

Number of site notices: At least one site notice exists - check the number.

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) Highways safety and parking

(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. The existing building and its operation as a community 'men's shed' for a limited period has been supported under previous planning application APP/18/00699. The temporary permission expired on the 1 November 2021 and this new application seeks to remove the temporary nature of the previous consent to allow for the community use to continue in perpetuity.

7.3 The temporary use enabled the Local Planning Authority to assess over a period of time the impact of the community use of the building on the residential amenities of nearby residents, and the visual appearance and maintenance of the building. With due regard given to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the relevant policies of the National Planning Policy Framework.

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

7.4 The visual amenity impact of the existing shed was assessed and considered acceptable through the previous planning consent. No changes are proposed to the external of the shed building through the new application, and therefore no visual amenity concerns would be raised.

7.5 The design and appearance of the existing shed is deemed appropriate in context to the surrounding locality and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy 2011). It is considered that the scheme does not result in an adverse impact on the visual amenity of the area.

(iii) Impact upon residential amenity

- 7.6 The temporary permission given under application APP/18/00699 demonstrated that the existing 'men's shed' use is acceptable and is compatible alongside the residential and commercial uses within the locality. Consultation with Council's Environmental Health team has confirmed that no noise complaints have been received to date, and there has been no requirement to update the existing Noise Management Plan submitted in support of the original approval.
- 7.7 The Noise Management Plan provided under APP/18/00699 still applies to the development and a condition would be applied to ensure the continued use is carried out in accordance with the approved management plan. If future valid noise amenity issues are raised, the Noise Management Plan is a 'live' document and can be amended accordingly in consultation with Environmental Health at Havant Borough Council. Subject to appropriate conditions, no noise amenity concerns are raised.
- 7.8 Consequently, it is considered that the existing shed does not appear overbearing or lead to overlooking and has a 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 of the HBLP (Core Strategy 2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Highways safety and parking

- 7.9 The existing levels of parking, including a disabled space, in and around the church remain unchanged. No complaints have been received by Council with regard to parking, and no highways objection would be raised.

8 Conclusion

- 8.1 The development, subject to appropriate conditions, is considered to have an acceptable impact on the character and appearance of the area. It has been demonstrated that the use has a limited and acceptable impact on residential amenities of existing and future residents. The proposal is therefore considered to comply with the relevant policies of the Havant Borough Local Plan (Core Strategy) 2011.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01083, 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:

Location Plan - received 22 Oct 2021

Block Plan - received 22 Oct 2021

Access and Design Statement - received 13 Oct 2021

Existing Elevations - received 13 Oct 2021

Existing Floor Plan - received 13 Oct 2021

Reason: To ensure provision of a satisfactory development.

- 3 The use of this 'shed' shall be carried out in accordance with the existing live Noise Management Plan as provided under APP/18/00699.

Reason: To ensure the residential amenity of the neighbouring properties is not unacceptably impacted upon by noise from the proposed use and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The external materials used shall be as indicated on the submitted forms and hereby approved plans unless otherwise agreed in writing by the Local Planning Authority.

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.

- 5 The use of the men's shed for the purpose of a hobby / meeting room for basic construction shall only operate between Monday to Saturday between 1000 and 1600 hours and not at any other time unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 There shall be a maximum of 15 people at any one time using the men's shed in accordance with the days and hours of use as set out in Condition 5 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy 2011) and the National Planning Policy Framework.