

Recommendation: **GRANT PERMISSION**

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)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

E1* (High quality design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

Building Control will not be involved with this work so no comment

Councillor Alex Rennie

No comment

Councillor Richard Stone

No comment

Crime Prevention -Minor Apps

Thank you for your letter of the 15th July 2021 and the opportunity to comment upon the application. Having considered the application I have the following comments to make with reference to the prevention of crime and disorder (Anti-Social Behaviour (ASB)).

The National Planning Policy Framework makes clear the Government's continuing commitment to "create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience".

National Planning Practice Guidance advises, that planning has a role in preventing crime and malicious threats. It reminds Local Authorities of their obligations under Section 17 of the Crime and Disorder Act 1998 (as amended), specifically "to exercise their functions with due regard to their likely effect on crime and disorder, and to do all they reasonably can to prevent crime and disorder."

The guidance advises: "Planning provides an important opportunity to consider the security of the built environment, those that live and work in it and the services it provides." It continues, "Good design that considers security as an intrinsic part of a masterplan or individual development can help achieve places that are safe as well as attractive, which function well and which do not need subsequent work to achieve or improve resilience." "Good design means a wide range of crimes from theft to terrorism are less likely to happen by making committing those crimes more difficult."

There is limited natural surveillance of the proposed car park from the nearby dwellings (tower blocks), this isolates the car park increasing the opportunities for crime and

disorder. There will be easy pedestrian and vehicular access to the car park, which will increase the opportunities for crime and disorder. To reduce the opportunities for crime and disorder a Closed Circuit Television (CCTV) system should be installed with cameras deployed to provide images of the parking deck and the access / egress points.

To provide for the safety of those using the car park lighting throughout the car park should conform to the relevant sections of BS 5489-1:2020 or BS 12464. The lighting design should ensure enough light to provide for the safe transit of pedestrians about the car park and ensure that the lighting works in conjunction with the CCTV cameras. The lighting information accompanying the application does not confirm the design standard.

If I can be of any further assistance please do not hesitate to contact me.

Case Officer comment : *Additional details have now been submitted by the applicant which include a revised CCTV and lighting plan alongside specification of lighting to meet BS 12464 standards .*

Additional Comments:

Many thanks for forwarding the confirmation of compliance with BS 12464 and the plans showing the positions of lighting columns and CCTV cameras.

It would be good if you can condition compliance with BS 12464.

In my opinion these fittings will contribute to providing a safe environment for users of the car park.

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing sewer within the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water.

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

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

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

Ecology

The application is accompanied by an Ecological Impact Assessment (ECOSA, June 2021). The site comprises an area of hardstanding and garage buildings and is considered to be of low ecological value overall. There is some potential for nesting birds to occur and mitigation and enhancement measures are recommended. I am content that sufficient information has been provided on ecological matters.

If you are minded to grant permission, can I suggest that ecological mitigation measures are secured by condition

Development shall proceed in accordance with the Ecological Impact Assessment (ECOSA, June 2021) unless otherwise agreed in writing by the Local Planning Authority. All ecological mitigation measures shall be implemented as per ecologist's instructions and retained in a location and condition suited to their intended purpose. Reason: to protect and enhance biodiversity in accordance with the NERC Act 2006, NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.

Environmental Health

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

I have perused the enclosed plans / documentation provided by the applicant and have no objection in principle to this application.

It is noted that there are neighbouring residential receptors adjacent and in close proximity to this site.

If the Committee were of a mind to approve this application I would ask that the following informatives be applied to any consent granted :-

Case Officer comment : *Informatives can be added to decision notice*

Hampshire Highways

Thank you for consulting the Highway Authority on the above planning application.

The proposal involves demolishing the existing garage space to provide a new fenced parking area for 33 dwellings. The development would result in the provision of additional car parking spaces which are otherwise unavailable and therefore represents a betterment over the existing situation.

The Highway Authority therefore raise no objection to the proposed development, subject to the following condition:

CONSTRUCTION METHOD STATEMENT REQUIRED

No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long term facilities for contractor parking;

- (c) The arrangements for deliveries associated with all construction works;
- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

Case Officer comment : *The applicant has subsequently provided a construction management plan and Highways have been reconsulted on this :*

Thank you for re consulting with the Highway Authority on the above planning application. The applicant has addressed our request for further information in our previous response dated 29th September 2021.

The applicant has now provided wheel wash facilities, and stated that these will be as close to the site exit as possible. Furthermore, a road sweeper will be provided to clean up any additional debris should this be required. The Highway Authority regard this as acceptable.

Having regard to the above, the Highway Authority provide no objections to the above planning application.

Portsmouth Water Company

Thank you for consulting Portsmouth Water on this application- we have no adverse comments on this application from a groundwater quality protection perspective.

Property Services Manager, Corporate Group

HBC owns land to the east and west of the subject property and leases land to the north of the subject property. If this land is affected by the application, then the Property Team should be consulted.

Regarding the actual application HBC Property Team has no adverse comments to make.

Traffic Management, East Hampshire District Council

The Traffic Team have no adverse comment to make. KRC

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: 78

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 matters
- (v) Safety
- (vi) Ecology

(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 The case officer has been made aware that there has been some operational use of the ground floor of the garage building by Guinness Partnership. This activity does not directly relate to this planning application however may require separate planning permission. This has been passed across to the Planning Enforcement Team for investigation and the applicant has been made aware of this.

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

7.4 This proposal seeks to demolish the first floor garages and replace these with open plan car parking spaces . The existing high level wall would be reduced in height with galvanised metal railings installed - adjacent to no 17 located to the south, high level panels would be installed to mitigate against overlooking. The wall at ground floor level would be retained as is. The access points would also remain the same, with balustrading added to the ramp and the Guinness Partnership logo added above the access to the lower level.

7.5 The proposal would open up the space for parking and is not deemed to result in harm to the wider area in terms of visual appearance . The design and appearance of the proposal is deemed appropriate in context to the site and is therefore considered to be acceptable, meeting the requirements of Policy CS16 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

7.6 To the south of the application site is no 17 Lockerley Road . This is a two storey detached dwelling with a two storey extension to the rear. Screening is proposed to the section adjacent to no 17 and is judged to mitigate against any direct overlooking back towards the rear garden of the property.

- 7.7 To the west of the site is Chichester House which is an apartment building. The south elevation of the car park building comes level with the rear elevation wall of Chichester House and there is approximately 12 metres separation distance between the garage building and Chichester House. There is already a section of balustrading which offers views back in this direction and the proposal is not deemed to result in harmful increased overlooking or disturbance to the occupiers of Chichester House.
- 7.8 Environmental Health have been consulted in relation to this proposal and have no objection to make, however have requested that informatives be added to the proposal which relate to hours of work, dust control and external lighting . The applicant will need to be aware of these informatives throughout any construction phase and thereafter. Environmental Health have also been consulted on the amended lighting proposals and have no objection to uphold however reiterate the need for the lighting informative - if any amenity issues were to be caused by the lighting at any point in the future Environmental Health reserve the right to investigate this. The Construction Management Plan also contains contact details if nearby residents have concerns to raise with the applicant directly.
- 7.9 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 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Highways matters

- 7.10 The Highways Authority has been consulted in regards to this application and have requested that a Construction Method Statement be provided prior to any development taking place on site. The applicant has chosen to provide this up front . The CMS has provided additional information including the provision of wheel wash facilities and a road sweeper to remove debris and Highways no longer uphold any objection to this proposal. With additional parking provision being created on the site with the removal of the garages there are not considered to be any highway safety or parking issues associated with the proposal.

(v) Safety

- 7.11 The Crime Prevention Officer has been consulted with regards to this proposal and has made the following comments :

There is limited natural surveillance of the proposed car park from the nearby dwellings (tower blocks), this isolates the car park increasing the opportunities for crime and disorder. There will be easy pedestrian and vehicular access to the car park, which will increase the opportunities for crime and disorder. To reduce the opportunities for crime and disorder a Closed Circuit Television (CCTV) system should be installed with cameras deployed to provide images of the parking deck and the access / egress points.

To provide for the safety of those using the car park lighting throughout the car park should conform to the relevant sections of BS 5489-1:2020 or BS 12464. The lighting design should ensure enough light to provide for the safe transit of pedestrians about the car park and ensure that the lighting works in conjunction with the CCTV cameras. The lighting information accompanying the application does not confirm the design standard.

The applicant has been informed of the above comments made by the Crime Prevention Officer and has provided updated CCTV and lighting plans and confirmation that lighting will conform to BS 12464 . The proposal will include 7 lights . The Crime Prevention Officer has been re-consulted on the amended plans and has no objection to uphold - the lighting specification shall be included as a condition .

(vi) Ecology

7. 12 This proposal is accompanied by an Ecological Impact Appraisal and the Council's Consultant Ecologist has been consulted on this proposal commenting that the garage block is deemed to be of generally low ecological value. A condition has been requested stipulating that work must be undertaken in line with the Ecological Impact Appraisal and all ecological mitigation measures should be implemented . This condition shall be applied.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area, and takes appropriate account of highway and crime prevention issues. It 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/21/00741 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:

28108-PD185 REV A Amended proposed elevations

Amended Steon Lighting details uploaded on the 22.12.2021

Amended Car Park lighting design Rev A uploaded on the 22.12.2021

28108-PD182D Amended proposed first floor plan

CCTV Fixed cameras uploaded on the 17.12.2021

CCTV Recording device uploaded on the 17.12.2021

Amended Construction Method Statement Proposed Methodology v4
uploaded on the 12.01.2022

Ecological Impact Assessment June 2021 uploaded on the 09.07.2021

Block plan 28108-PD103 uploaded on the 09.07.2021

Location plan 28108-PD102 uploaded on the 09.07.2021

Proposed ground floor plan 28108-PD180 uploaded on the 09.07.2021

Proposed perimeter detail plan 28108-PD190 uploaded on the 09.07.2021

Design and Access Statement 28108-PD600

Reason: - To ensure provision of a satisfactory development.

- 3 Development shall proceed in accordance with the Ecological Impact Assessment (ECOSA, June 2021) unless otherwise agreed in writing by the Local Planning Authority. All ecological mitigation measures shall be implemented as per ecologist's instructions and retained in a location and condition suited to their intended purpose.

Reason: To protect and enhance biodiversity in accordance with the NERC Act 2006, the National Planning Policy Framework and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 4 The external lighting shall be installed and operated in accordance with the approved scheme prior to the use of the external parking taking place and no other lighting shall be installed or operated. The approved lighting shall comply with BS 12464 lighting standard and shall thereafter be retained and maintained.

Reason: To ensure security whilst preventing light pollution and in the interests of the amenity of the area and neighbouring properties in accordance with policies CS8, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 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.

- 6 The proposed development shall be constructed and completed in full adherence to the Amended Construction Method Statement Proposed Methodology v4 uploaded on the 12.01.2022 . Any variations to the details of the document and plans must only be undertaken after the proposed variations have been agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and pollution to nearby residential properties having due regard to policies DM13 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 The CCTV shall be installed and operated in accordance with the approved scheme prior to the use of the external parking taking place . The approved CCTV shall comply with the approved camera details including CCTV Fixed cameras uploaded on the 17.12.2021, CCTV Recording device uploaded on

the 17.12.2021 and Amended proposed first floor plan and shall thereafter be retained and maintained.

Reason: To ensure security and in the interests of the amenity of the area and neighbouring properties in accordance with policies CS8 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.