
Site Address: 7 London Road, Purbrook, Waterloooville, PO7 5LQ
Proposal: Removal of existing out-building and replacement with new larger out-building for use in connection with existing nursery building.
Application No: APP/21/01140 Expiry Date: 30/11/2021
Applicant: Mr Whitehead
Agent: Mr Cook Case Officer: Selina Donophy
CMC Projects LLP
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

The building is located on London Road in Purbrook and within the boundary of the St John's Conservation Area. The building is Grade II listed and is a former school house, now used as a nursery. It is a very attractive flint built structure, matching in with the materials used on the adjacent listed building – St John's Church.

2 Planning History

03/61558/003 - Change of use from dwelling house to mixed use, dwelling house and day nursery for 25 children., PERM,26/06/2003

04/61558/004 - Application for Listed Building Consent to create an opening in the west elevation at 1st floor level to allow for alterations to soil pipe work., PERM,17/05/2004

04/61558/005 - Listed Building Consent for widening of entrance to facilitate ease of access & egress., PERM,25/01/2005

APP/12/01329 - Change of use of from mixed use (dwellinghouse and day nursery for up to 25 children) to day nursery for up to 55 children., PERM,27/02/2013

APP/19/01229 - Listed building consent to replace roof of existing lean-to addition, PERM,03/03/2020

APP/21/01141 - Listed building consent for removal of existing out-building and replacement with new larger out-building for use in connection with existing nursery building., DEL, **Current related application**

3 Proposal

Removal of existing out-building and replacement with new larger out-building for use in connection with existing nursery building.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of
Havant Borough)
CS16 (High Quality Design)
CS7 ()
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Listed Building Grade: Grade 2
Conservation Area: St Johns

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes
No comment

Councillor Husky Patel
No comment

Councillor Ms C Howard - Purbrook Ward
No comment

Historic England

Thank you for your letter dated 3 November 2021 regarding the above application for planning permission. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are attached.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request.

Southern Gas Networks - stage 1

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. **On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.**

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed.

Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must

be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

Office comment: No gas pipelines were identified in the search area (including the application site).

Conservation Officer

The application is accompanied by a Heritage Statement by CMC Projects LLP, which sets out the significance of the heritage asset and its position within the conservation area.

The existing structure is an unattractive, dilapidated, portacabin with a timber-stained wooden canopy attached to the side elevation to form a covered outside space. It is visually harmful to the significance of the adjacent listed building – the old schoolhouse.

The proposal would replace the two structures with a more simplistic, wooden clad structure. This would have a flat roof, contemporary appearance however, it would be a significant improvement on the existing outbuilding and its simplicity would not conflict with the main listed building in terms of its architecture or materials.

Overall, the proposal would result in a significant improvement to the existing structures which in turn would be less harmful to the main listed building and enhance the visual impact within the conservation area. Conditions are suggested for further details on materials relating to the cladding and windows / doors to ensure a high quality finish is achieved.

Conditions:

1. Sample of cladding to be provided including colour / finish
2. Details of windows / doors / method of opening to be provided

Conclusion

No objection

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: 52

Number of site notices: 1

Statutory advertisement: 05/11/2021

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 and the St John's Conservation Area and the Listed Building
- (iii) Impact upon residential amenity
- (iv) Nursery school facilities

(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. As the building is Grade II listed the Local Planning Authority has a duty to preserve or enhance the building. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities , when considering whether to grant planning permission for development which affects a listed building or its setting , to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.3 The Council has a statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to properly assess the impact of development proposals on designated heritage assets. The designated heritage asset most significantly affected by the present proposals is St John's Conservation Area, both directly and its setting. The National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG) provide additional guidance on the interpretation . The current proposals primarily affect the St John's Conservation Area and its setting. Any decisions relating to conservation areas (including their setting) must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular section 72) as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan. In basic terms new development needs to be informed by the characteristics that contribute to the character of the conservation area and be designed to at least preserve or preferably enhance these qualities.
- 7.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 7.5 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities , when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

(ii) Impact upon the character and appearance of the area and the St John's Conservation Area and the Listed Building

- 7.6 This proposal comprises an outbuilding located to the south east of the Grade II listed building which is used as the nursery premises. There is an existing timber built outbuilding in this siting and portacabin with internal space and a canopy area . This proposal seeks to replace this with a larger , fully enclosed outbuilding formed from dark stained ,vertical timber cladding. This outbuilding would have dimensions of approximately 12 metres width, 6 metres depth and 3.3 metres with a sloped roof pitch. This would have 3 windows to the west elevation , two windows to the east elevation and doors to the north elevation and would create an additional indoor nursery space for 0-2 year old's. The space would have a wc, changing area and preparation area. The proposed building is considered to preserve the listed building and its setting.

- 7.7 The outbuilding would be set back from the highway by approximately 12 metres and would not be a highly prominent addition to the streetscene, especially considering there is an existing outbuilding in this siting which is slightly smaller in scale but is formed from similar materials and in need of updating. The proposal is not deemed to result in harmful impact on the character of the area and within the context of the listed building and the St John's Conservation Area.
- 7.8 Havant's Conservation Officer has been consulted in regards to this proposal and has upheld no objection . Material samples and window and door details have been requested and relevant conditions shall be applied to the Listed Building Consent APP/21/01141.
- 7.9 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 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

- 7.10 To the south west of the application site is no 3A London Road . The proposed outbuilding is not considered to result in any harm to the amenity of this building.
- 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 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Nursery school facilities

- 7.12 The replacement building would provide enhanced facilities for the Nursery School and is supported in accordance with policy CS7 (Community Support and Inclusion) of the Havant Borough Local Plan (Core Strategy) 2011. The outbuilding would add to the available internal space at the nursery however the applicant has confirmed this will not result in any additional children being taken on at the nursery. The maximum number of children attending the nursery at any one time is 55 as stipulated in the conditions under APP/12/01329 and this will not be exceeded. The existing pick up and drop off arrangements will remain the same as there will be no increase in children on site.

8 Conclusion

- 8.1 The changes proposed to no 7 London Road are considered to have a limited and acceptable impact on the character and historic integrity of this listed building and the Conservation Area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policies CS11 and CS16 and policy DM20 of the Local Plan (Allocations) and can be considered acceptable for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01140 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:

001-06-02 Location plan
001-06-03 Proposed site plan
001-06-04A Proposed plans / elevations
Heritage-design and access statement dated 28th September 2021

Reason: To ensure provision of a satisfactory development.

- 3 The number of children attending the nursery at any one time shall not exceed 55 unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the amenities of the neighbouring residents and in the interests of highway safety and having due regard to policies DM14 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.