
Site Address: Brent House, 12 Middle Park Way, Havant
Proposal: Internal alterations resulting in increase in flats and studios from 26 units (41 persons) to 29 units (40 persons) including 1 x disabled person unit. Replacement of windows and doors on whole building, blue panels below some windows, removal of dwarf wall to front (west) elevation and replacement with 1.2m high round top fence and gate. Main entrance changed from west to east elevation. Alterations to doors and windows on east elevation. 3 x rain canopies to east elevation. Replacement bin store. Alterations to car park. Alterations to landscaping. Installation of 2 x smoking canopies and 1 covered cycle store. New timber fencing. Installation of 4 x CCTV camera points.

Application No: APP/20/00735

Expiry Date: 18/12/2020

Applicant: Mr Miles
Martin Ralph Chartered
Surveyors Ltd.

Agent: Mr Miles
Martin Ralph Chartered
Surveyors Ltd

Case Officer: Selina Donophy

Ward: Barncroft

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a three storey apartment building located on the east side of Middle Park Way and on the corner of the Purbrook Way roundabout. This building is of brick construction with one side of the roof slope hipped and the other pitched. Access to the site is off Middle Park Way and access to the rear is off Purbrook Way where there is a car parking area and rear entrance.

The area is predominantly residential although there are several retail premises nearby including the CO-OP and BP petrol station.

2 Planning History

95/57024/000 - Conversion of 6 no. bedsits into 3 no. 1 bedroom flats, alterations to entrance hall, and addition of railings to front boundary wall., PERM,05/05/1995
APP/11/01357 - Installation of Juliet balconies to all ground floor windows., PERM,27/10/2011

3 Proposal

Internal alterations resulting in increase in flats and studios from 26 units (41 persons) to 29 units (40 persons) including 1 x disabled person unit. Replacement of windows and doors on whole building, blue panels below some windows, removal of dwarf wall to front (west) elevation and replacement with 1.2m high round top fence and gate. Main entrance changed from west to east elevation. Alterations to doors and windows on east elevation. 3 x rain canopies to east elevation. Replacement bin store. Alterations to car park. Alterations to landscaping. Installation of 2 x smoking canopies and 1 covered cycle store. New timber fencing. Installation of 4 x CCTV camera points.

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	()
CS9	(Housing)
DM7	(Elderly and Specialist Housing Provision)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

H5*	(Retirement and specialist housing)
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Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Pamela Crellin - Barncroft
No comment

Councillor Yvonne Weeks - Barncroft
No comment

Crime Prevention -Minor Apps

The National Planning Policy Framework makes clear the Governments 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 continues “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.”

Clear definition of the different spaces within the development reduces the opportunities for crime and disorder. Access to the elevations of the apartment blocks from the public realm must be prevented. Apartment blocks must sit within an area of semi-private space, this space must be enclosed within a robust boundary treatment at least 1.2m high. Ground floor apartments with windows and / or doors that can be accessed from the surrounding semi-private space must be protected by a private garden which is sole preserve of the resident of the apartment with the windows and or doors that can be accessed from the space. The private garden must be at least 1.5m wide and enclosed within a robust boundary treatment at least 1.2m high.

The entrance door to apartment 7F is set back at the end of a short corridor, meaning the access to the bathroom is both sides of this door. This increases the opportunities for crime and disorder. To reduce the opportunities for crime and disorder the front door to the apartment should be moved so as to be in-line with the main corridor wall. All of the external doors and windows are to be replaced, to provide for the safety and security of residents and visitors, all external communal access / egress doors (including escape doors) should be third party certificated to LPS 1175 Issue 8 B3, All ground floor windows and the disabled access door within apartment 3B should be third party certificated to PAS24:2016.

The application document references the installation of four Closed Circuit Television (CCTV) cameras. The plan shows these located to cover the area and facilities about the main entrance. I would recommend additional cameras to cover the escape exits on to Middle Park Way. To provide for the effectiveness of the CCTV system, the following should be incorporated into the system:

- ☐ Have CCTV cameras contained in vandal resistant housings with the facility for ceiling or wall mounting;
- ☐ Record images in colour HD quality;
- ☐ Not be affected by concentrated white light sources directed at the cameras such as car headlights and street lighting;
- ☐ ‘On-site’ recording equipment or other hard drive unit(s) will be contained in a lockable steel cabinet to LPS 1175 SR1(A1) or STS 202 BR1;
- ☐ Identify each camera’s location and record this information along with time and date stamping;

☐ Provide suitable methods of export and incorporate the required software to view the exported footage.

Developer Services, Southern Water

No comment received

Environment Agency

No comment received

Environmental Health Manager, Community Group

No comment received

Hampshire Highways

The only transport matter pertinent to the proposed development relates to the alteration to the existing car park which will not see a reduction in the number of car parking spaces.

The Highway Authority raise no objection to the proposed development

Housing Needs Manager, Havant Borough Council

Current planning policy requirements Core Strategy policy CS9. 2, the Havant Borough Housing SPD (July 2011), mean that developments of 15 units or more would be required to provide 30-40% affordable housing on site.

The Pre-Submission Havant Borough Local Plan 2036 (HBLP 2036), which was approved by the Council on 30/01/2019, further reinforces this policy (see emerging Policy H2 / Affordable Housing) on sites resulting in a net gain of 10 or more dwellings, by setting out a requirement for 30% affordable housing, on sites outside of Havant, Waterlooville, and Leigh Park town centres; and 20% affordable housing requirement on sites within Havant, Waterlooville, and Leigh Park town centres (as defined through Policies KP1, KP2, and KP4).

The applicants have confirmed in their Design and Access statement at paragraph 1 on page 3 that:

'The existing building provides self-contained supported housing with individual flats and bedsits for couples and single homeless people. Transfer of the building's ownership and management is imminent, and the new owners intend to continue with the provision of the same or similar services to local homeless people. The use of the building will therefore not be altered by the proposals'

The prospective new owners are a Registered Provider of affordable housing and I anticipate that all units will be let at an affordable rent.

Policy H5 of Havant's Pre-submission Local Plan 2036, at para 6.48, states that all specialist housing provision within the built-up area should meet any identified unmet need in the local area proposed for development, and the location must be appropriate having regard to access to facilities, services and public transport.

The number of homelessness applications in the Havant area always outstrips the supply of affordable accommodation available so this proposal by the applicants to reinstate this vital supported housing resource is very welcome. The site's location is well placed to enable any new residents to have use of local services, facilities, and maintain useful family links. In addition, there are good transport links to the town centre of Havant and beyond.

In summary Havant Borough Council Housing would strongly support this application for much needed supported housing for those suffering homelessness in our area.

Julie Clark
Housing

Landscape Team, Havant Borough Council

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From a landscape perspective we have the following comments in relation to this application:

- The proposed disabled parking bay is not DDA compliant as the hatching should be present on the both sides as well as the rear of the bay. See BS 8300:2009 for correct layout.
- We require level data and ramp gradients to understand the finished levels and their appropriateness.
- It is deemed inappropriate to locate a smoking shelter next to the soft play area. The increase risk of passive smoking in children is a health risk and should be designed in a way as to reduce this risk.
- The removal off the grass will leave a bleak overly hard landscaped area and as such we do not support these changes. We would recommend a soft landscape scheme which introduced small trees, shrubs, herbaceous, blubs etc. to create a more inviting area. There seems to be a missed opportunity to create a designated landscaped smoking area to the south of the parking, this will also mitigate the risk of passive smoke in the play area.

Further comments :

From a landscape perspective we have the following comments in relation to this application:

- The revised plans do not include the required soft landscaping and the overly hard landscaped rear area is deemed to be contrary to the following planning policies:

Policy CS13 Green Infrastructure

Development will be permitted that:

1. Maintains and manages the network of green infrastructure identified at the sub regional and local levels.
2. Incorporates, where appropriate, improvements to existing green infrastructure through the restoration, enhancement or creation of additional resources.
3. Does not undermine the functional integrity of the green infrastructure.
4. Creates, where appropriate, new green infrastructure (including access management measures) either through on site provision or financial contributions.

Development proposals that adversely affect green infrastructure will not be permitted unless superior alternative provision can be provided or where it is part of a service provider's plans to provide improved local services in equally accessible locations.

Policy CS16 High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and:
 - a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
 - b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.

We reject the applicants comments, which alludes to soft landscaping not being appropriate as residents will destroy any implemented planting. If the applicant is concerned with longevity of the planting we recommend the use of hardy, tough, low maintenance plants.

- The proximity of the bin store to the soft play area does not afford for an inviting area to play with young children. We recommend relocating the bin store west of the turning circle.

Further comments made following considerable alterations to landscaping plan including relocation of bin store, smoking shelters and allocation of planting for soft landscaping :

The plans are now acceptable- no objection upheld.

Natural England Government Team

The consultation documents provided by your authority do not include information to demonstrate that the requirements of Regulations 63 and 64 of the Conservation of Habitats and Species Regulations 2017 ('the Habitats Regulations') have been considered by your authority, i.e. the consultation does not include a Habitats Regulations Assessment.

In advising your authority on the requirements relating to Habitats Regulations Assessment, it is Natural England's advice that the proposal is not necessary for the management of the European site. Your authority should therefore determine whether the proposal is likely to have a significant effect on any European site, proceeding to the Appropriate Assessment stage where significant effects cannot be ruled out.

Nutrient Team

We have concluded that the application would not need to address nutrient neutrality for the following reasons:

- ☐ The application is for reconfiguring internal layout which on its own would not require planning permission
- ☐ The application shows a reduction in the number of occupants
- ☐ In simple terms this application is subdividing pre-existing units and there is no increase in the number of households able to live in the accommodation compared to what is currently there.

Portsmouth Water Company

Portsmouth Water have reviewed the application for internal alterations at Brent House.

The site is located in Source Protection Zone 1c (SPZ1c) for an essential public water supply source. The SPZ1c relates to subsurface activity only, where the Chalk aquifer is confined and may be impacted by deep drilling activities. Subterranean activities may pose a risk to groundwater quality and the local public water supply source. Portsmouth Water have no adverse comments on this application as there is no piling and/or deep excavations which will impact the underlying Principal Aquifer as part of these works.

Public Spaces

No comment received

Traffic Management, East Hampshire District Council

The Traffic Team have no adverse comment to make. KRC

Waste Services Manager

No comment received

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: Not applicable.

Number of representations received: 2

Comment	Officer Comment
I understand the need for improvement but what will you be doing to minimise the disruption to neighbours next door? Will you also be ensuring your new tenants won't use the neighbouring property owners car park for their drug deals?	The proposals are not deemed to result in any further disruption to neighbouring properties. Please see 'Planning Consideration' section of the report.
As home owners of a neighbouring property and one of the main residential properties likely to be heavily impacted by this planning application we are objecting to the following points: -A smoking area on our boundary wall- we are concerned about both the possibility of smell/air quality and also the potential noise/gathering space (for both residents and non residents) which could be created which will intrude on our ability to use our garden and impact on sleep at night due to noise. -The proposed soft play area on the boundary wall. We are concerned about the possibility of both the play area and the smoking area becoming gathering spots for non residents and the resulting noise and disturbance this may cause. There are plenty of open spaces and play areas in the local area within short walking distance of this site. The other concern with the soft play area is the upkeep of this- it will be a substantial time and cost to keep this soft play area in a well maintained and useable state. If this soft play area falls into disrepair it will become an eyesore as well as unsafe. It is felt that some green areas (grass etc) will be easier to upkeep and improve the aesthetic and make for a longer lasting safe play space for children. -From an ecological and environmental point of view getting rid of all the greenery and natural areas is damaging and will create a barren and depressing landscape for residents.	Please see 'Planning Considerations' section of the report. It is also noted the smoking shelter position has been moved since this comment was submitted.

-We also have concerns about the proximity between the children's play area and the smoking area. Public health guidance and common sense would suggest this is poor planning, considering the known risks of passive smoking. The example set by adults/young people smoking in close proximity to children promotes an unhealthy lifestyle. It is also noted that on the Two Saints mission statement that they are promoting health and wellbeing which is in contradiction to providing smoking shelters. If smoking shelters need to be provided could proposed smoking area 2 be extended as this is away from both the children's play area and property boundaries.

-We would also like to raise the issue of how these outside spaces are going to be kept for resident use only (other than the CCTV) as we have concerns about the potential noise and anti-social behaviour being created by non residents.

-Another issue is the location of the bin store which is likely to cause both noise and smells which will again make using our outside space less enjoyable.

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) Compliance with habitats regulations
- (v) Nutrient Neutrality
- (vi) Landscaping
- (vii) Parking
- (viii) Crime prevention

(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 This proposal has undergone several amendments since its submission relating to improvement of safety features on site for residents as well as alterations to the proposed outside space.

Alterations to safety features as recommended by the crime prevention officer :

- Enclosure around exterior of apartment 3B
- Increased CCTV coverage
- Alterations to door spec with third party specifications

Alterations to the outside area of the site as recommended by Havant's Landscapes Officer :

- Disability bay marked out in accordance with standards and ramp gradients added
- Previously the rear of the site was proposed in tarmac - this was deemed to appear hostile and bleak in appearance . This has been amended to now comprise a soft landscaping scheme which will be discussed in more detail below.
- The bin store and smoking shelters have been moved away from the soft play area further towards the east .

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

7.4 This proposal comprises internal alterations resulting in an increase in flats and studios from 26 units (41 persons) to 29 units (40 persons) including 1 x disabled person unit. As noted, although there would be an increase in units, there would be no increase in occupancy. There would be alterations to the elevations including fascias and soffits to be in painted black with rainwater pipes in matching black as well as blue panels beneath some of the windows and alterations to fenestration and doorways, with the main entrance relocated to the east elevation. Rain canopies are also proposed to the rear elevation with a new bin store, smoking shelters and a cycling store also to the rear , adjacent to the car parking area. Alterations to the boundary treatment are also proposed with the removal of the existing boundary wall to the west elevation and its replacement with 1.2 metre steel fencing with 1.9 metre high steel fencing to the north west and north east corners . A new building sign on steel posts would also be erected on the west elevation. Alterations to the landscaping are also proposed and will be addressed in further detail below however are judged to be an improvement from the current site layout , introducing additional trees and shrubs to the outside space.

7.5 Elements of this proposal would be visible from the public realm , however the changes are not deemed to cause harm or detriment to the building or the surrounding area. Havant Council's Housing Needs Officer has been consulted in regard to the application and supports the proposal and its fulfillment of supported living needs for the area. The negligible impact on the character of the area alongside the additional housing provision provided means this proposal is considered to accord with policies CS16 and CS9 of the Havant Local Plan alongside Policy H5 of Havant's Pre-submission Local Plan 2036.

(iii) Impact upon residential amenity

- 7.6 To the north of the application site is no 14 Middle Park Way. The proposals would include a smoking shelter and bin store to the northern boundary adjacent to the side boundary of this property, however this would be located towards the end of the garden and away from private amenity space. The proposals are not deemed to result in any harmful impact to the amenity of surrounding properties.

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).

(iv) Compliance with habitats regulations

- 7.7 Natural England have been consulted in relation to compliance with habitats regulations and have stated that the proposal is not necessary for the management of the European site.

(v) Nutrient Neutrality

- 7.8 Havant Council's Nutrient Team have been consulted in regard to this application and have stated that in this case, no further steps will need to be taken to address nutrient neutrality due to the decrease in household use of the site.

(vi) Landscaping

- 7.9 Following negotiation with the applicant a revised landscaping scheme has been submitted which shows planting to the front, rear and side of the site. Trees are proposed to the northern boundary of the site to offer screening between the site and neighbouring residential properties. An area set aside for a children's play area would be located on this side, followed by parking, a bin store and a smoking shelter. Towards the east of the site would be hedging alongside the allocated parking spaces with more planting to the east. There would be another smoking shelter on this side, with a ramp leading down towards the east elevation entrances to the building. The existing bin store would be demolished and slabs replaced on the steps leading down to the building. Havant's Landscapes Officer supports the amended landscaping proposal and this is deemed to be much improved from the current site landscaping layout with increased planting and greenery.

(vii) Parking

- 7.10 The Highways Authority has been consulted in regard to this proposal and upholds no objection to the proposed parking scheme as there would be no loss in parking spaces.

(viii) Crime prevention

- 7.11 Hampshire County Council's Crime Prevention Officer has been consulted in regard to this scheme and has raised several points which have been subsequently added to the proposal in order to improve the safety of residents . Firstly , a private space has been created around flat 3B which is proposed to be located adjacent to the staff office room and would be allocated as a flat suitable for a resident with disabilities.Fencing of 1.5 metres in height would be located around the rear entrance which would also act as the main entrance, with access next to the staff office window offering visibility from staff when entering and leaving the apartment. CCTV cameras would be installed to the front and rear of the building . The door to flat 3B should be PAS24:2016, as to this standard it will be compliant with building regulation Approved Document Q- this will be added as a condition.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the 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/20/00735 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:

023 T3 Proposed floor plan uploaded on the 08.06.2021
04 P3 Proposed elevations plan uploaded on the 08.06.2021
T1 15 Site plan uploaded on the 08.06.2021
18/221/015 T.1 Amended landscaping plan uploaded on the 06.05.2021
18/221/015 T.1 Amended plan list uploaded on the 06.05.2021

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 The soft and hard landscaping works shown on the hereby approved plans T1 15 Site plan, 18/221/015 T.1 Amended landscaping plan and supporting Plant List Schedule 18/221/015 T.1 shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting season following final occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 All ground floor windows and the disabled access door within apartment 3B shall be third party certificated to PAS24:2016.

Reason: In the interests of safety for residents.