

church., PERM, 16/07/2019

3 Proposal

Variation of Conditions 2 and 3 of Planning Permission APP/19/00456 (*New extension comprising a larger auditorium with creche and improved toilet facilities. Internal alterations and new side doors to the existing church*) to amend previously approved plans with regard to appearance and colour of external materials.

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

CS1	(Health and Wellbeing)
CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM2	(Protection of Existing Community Facilities and Shops)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

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

E22	(Amenity and pollution)
E1*	(High quality design)
C7*	(Protection of community facilities and shops.)
IN3	(Transport and parking in new development)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

None necessary

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: 10

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None 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) Visual Impact of materials change

(i) Principle of development

7.2 This is a Section 73 application and if approved, its granting effectively re-issues the original permission and must repeat the relevant conditions unless they have been discharged. In this case conditions 2 and 3 are being sought to be varied (approved plans and material colours) and condition 4 required compliance with the Arboricultural Impact Assessment and Tree Protection Plan. There were no conditions that required discharging. It is therefore the impact of the proposed changes that are now under consideration.

(ii) Visual Impact of materials change

7.3 The re-orientation of the cladding to vertical actually blends with the vertical design emphasis of the windows of both the host church building and approved extension better, to provide a more cohesive development. The simplified colour choice remains appropriate to the neutral beige colours of the host building. Whilst this is a prominent building, overall the changes are considered visually appropriate to the site and its context.

8 Conclusion

8.1 This is a Section 73 application and its granting effectively re-issues the original permission and must repeat or amend accordingly the relevant conditions unless they have already been discharged. It is recommended to grant permission to vary conditions 2 and 3 of APP/19/00456 to allow for vertical cladding and simplified colours. The development has already commenced so the commencement time limit condition need not be repeated.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00655

(A) subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plans Drawing Number 19016-101 Rev A
Proposed Site Plan Drawing Number 19016-103 Rev B
Proposed floor Plans Drawing Number 19016-401 Rev A
Proposed Elevations Drawing Number 19016-502 Rev A
Arboricultural Impact Assessment by Alderwood Consulting Ltd dated 10th April 2019
Design and Access Statement dated April 2019
Transport Statement dated June 2019

Reason: - To ensure provision of a satisfactory development.

- 2 The external materials used for the hereby approved extension shall be as specified on Drawing Number 19016 - 502 Rev A: Tata Steel cladding in 'Mushroom' for the elevations; 'Merlin Grey' for the roof, canopy and trim. Any variation to this shall first be agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the site and area, and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The proposed works shall be carried out in full accordance with the Arboricultural Impact Assessment by Alderwood Consulting Ltd dated 10th April 2019 and the Tree Protection Plan Drawing by Alderwood Consulting Plan Number AC1.

Reason: To ensure the trees are adequately protected during the construction of development and laying of additional hard surface, having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, 2019.