

Recommendation: **RAISE NO OBJECTION**

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)
CS7 (
DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Design Guide Dec 2011

Havant Borough Residential Parking and Cycle Provision SPD July 2016

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 0

Number of site notices: Not applicable.

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 of the area
- (iii) Impact upon residential amenity
- (iv) Highways Implications

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The Local Plan supports applications addressing educational needs and the temporary unit is considered acceptable, subject to planning conditions.

Whilst this type of classroom is acceptable on a temporary basis it would be encouraged that a permanent solution is sought if the building is to be retained for a longer period of time.

(ii) Impact upon the character of the area

The classroom unit is set in close proximity to the existing school buildings and is positioned substantially away from the curtilage boundary to the east, west and south. Although the classroom unit is considered to be large in size it is felt that it is well screened from the public domain due to the distance it is situated away from Havant Road and the screening that is in place from the existing school buildings, fencing and mature trees around the curtilage boundary. Visually the building does not appear obtrusive nor look out of place in the setting and therefore is considered to have a limited and acceptable visual impact that would not detract significant character from the area.

(iii) Impact upon residential amenity

Given the buildings siting and location within the existing school complex it is considered that there would not be any additional impact caused to the neighbouring residential dwellings with the continued use of the unit for an additional four years. The distance between the classroom unit and nearest residential dwelling exceeds 60m which meets and exceeds guidelines stipulated in the Borough Design Guide Dec 2011 in order to protect amenity levels and therefore the continued use of the unit is considered to be acceptable.

(iv) Highways Implications

As the classroom unit has been established for some time it is felt that there should be no additional impact on highways with the continued use of the site.

8 **Conclusion**

In conclusion, the proposed development can be supported on a temporary basis as it would meet the needs of the school. The building would have an acceptable impact on the character and appearance of the area and would not be harmful to residential amenity and is therefore considered to comply with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **RAISE NO OBJECTION** for application APP/16/01009 subject to the following conditions:-

- 1 This permission shall be for a limited period expiring on 31st August 2020, on or before which date the building shall be permanently removed from the site and the land shall be restored to its former condition unless the prior written consent of the Local Planning Authority has been obtained in writing for a further period.

Reason: The building is of a type not considered suitable for permanent retention and having due regard to policies CS16 and CS7 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Location Plan: Plan No A/13/905

Supporting Statement: Received 14.08.2016

Elevation and Floor Plan: Received 14.08.2016

Reason: - To ensure provision of a satisfactory development.