
Site Address:	84-86 Jubilee Road, Waterloo, PO7 7RE		
Proposal:	Erection of stand alone two classroom block located in car park to front of existing building.		
Application No:	APP/16/00275	Expiry Date:	12/05/2016
Applicant:	Mr Brown Outcomes First Group		
Agent:	Mr Winzar Axis Architecture Ltd	Case Officer:	Rachael McMurray
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in Jubilee Road which in an area comprising mixture of residential development, light industrial business units and community buildings. To the north of the Jubilee Road is the Waterloo Recreation ground. The application site is on the north side of Jubilee Road and comprises a two-storey, school building with a flat roof and glazed frontage. The building sits 31m back from the highway and includes a large car park forward of the building and is enclosed by a metal railing fence. This also includes a vehicular access from Jubilee Road. This access also serves the adjacent unit at No. 88a. The rear boundary of the site is shared with the recreation ground and comprises a 2m high railing fence.

Development to the west includes the adjacent industrial unit at 88a and No. 88 which is a residential property (bungalow). To the east of the site there is a large commercial unit (No. 82a). To the south east of the site there is a elderly day care centre. (No. 82) This boundary is marked by a low brick wall which extends past the side elevation of No. 82 towards the rear of the site.

2 Planning History

APP/13/00947 - Change of use from office (B1) to school (D1) and alterations to access to 88a.,
PERM,22/11/2013

3 Proposal

Erection of stand alone two classroom block located in car park to front of existing building. The block would be flat roof and of an 'L' shape. it would result in the reduction of parking spaces on the site from 22 to 15. A new 1200mm high railing and gates would be erected in line with the front of the block across to the side boundary with No. 88, to create a new entrance in from the car park. The block would be 3m in height and finished with a weatherboard cladding.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM11	(Planning for More Sustainable Travel)
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control:

No objections

Southern Water:

Should the applicant wish to divert the sewer apparatus, they should:

1. The 200mm diameter sewer requires clearance of 3m either side of the sewer to protect it from construction works and allow for future access for maintenance .
2. No development or new tree planting should be located 3m either side of the centreline of the 200mm and 225mm foul sewers.
3. No new soakaways should be located 5m of a public sewer
4. All new existing infrastructure should be protected during the course of construction works.

Alternatively the applicant may wish to amend the site layout or combine a diversion with amendment of the site layout.

The applicant is advised to discuss the matter with Southern Water. Southern Water requires a formal application for a connection to public foul and surface water drainage.

Officer Note - the applicant will be advised of these procedures via a planning informative on the decision notice.

Environmental Health:

No material concerns with regards to contamination so long as the building is that of a modular structure. If installation requires heavy groundworks, then a limited site investigation may be required.

Officer Note - the agent has confirmed in an email dated 12th May that no heavy groundworks will be required.

Development Engineer:

No objections. 15 Spaces are required for the no. of staff confirmed.

Economic Development:

No objections

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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2 objections received which raised the following issues:

i. The proposal would result in the loss of on site parking spaces which would have an adverse impact on the adjoining highway in terms of staff and visitors parking on Jubilee Road.

ii. The gates to the existing car park are left open most days and some students run out on to the road.

(Officer note - this is not a planning consideration)

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) Appropriateness of the design and impact on the streetscene
- (iii) Impact on the neighbouring properties
- (iv) Parking provision

(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.

(ii) Appropriateness of the design and impact on the streetscene

The design would be flat roof however, this would complement the existing office building. The materials proposed are weatherboarding which is considered appropriate for this area. The classroom block would not be highly prominent as it is set back from the highway. It would cover part of the existing car park the open nature of the frontage of the site would be retained. Overall it is considered that the proposal would not have any adverse impact on the character or visual amenity of the streetscene.

(iii) Impact on the neighbouring properties

The building would be positioned within the centre of the site and as such would not have any impact on neighbouring properties in terms of resulting in a loss of light or

amenity. The proposed development would introduce 2 additional classrooms and hence an intensification of activities on the site, however it would not be sited in proximity to residential properties and the play area is sited away from the existing residential development. As such the development is not considered to have an adverse impact.

(iv) Parking provision

The site currently has 22 spaces available. The proposal would result in the loss of 7 spaces leaving 15 in total. The Council's Highways Engineer has confirmed that a total of 14 spaces is required based on the number of staff outlined in the Design and Access Statement. Concerns have been raised with regards to the loss of parking on the site. However, the number of spaces on the site is considered to be sufficient and meets adopted parking standards. Furthermore, Jubilee Road has parking restrictions in the form of double yellow lines which prevents on street parking. Overall therefore there is no justification to warrant a refusal of the application on parking and highway grounds.

8 Conclusion

The proposal is considered to be acceptable and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00275 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 Compulsary Purchase Act 2004.
- 2 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The development shall not be brought into use until the revised parking layout showing 15 spaces as shown on Drawing Number: 15-079-04 E have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy

DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Site Plan - DN: 15-079-01 Rev B

Proposed floor plan and elevations - DN: 15-079 04 E

Reason: - To ensure provision of a satisfactory development.