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Site Address: Hayling Island Community Centre, Station Road, Hayling Island, PO11 0HB

Proposal: Construction of a 1 and 2 storey extension to existing community centre providing cafe and additional activity rooms; formation of 4 additional parking spaces (to rear of Telephone Exchange).

Application No: APP/15/00079                      Expiry Date: 06/04/2015

Applicant: Ms Jones                      Team: Team 2  
Hayling Island Community Centre Association

Agent: Miss C Earnshaw                      Case Officer: Richard Nash  
PDP Architecture llp

Ward: Hayling West

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The application site comprises the Hayling Island Community Centre, which lies at the northern edge of Hayling Park. The site and wider park share a dedicated parking area, which is in turn accessed via a public car park off the southern side of Station Road, east of its junction with James Close. The park has a variety of boundary treatments, but the part of the site affected by the proposal is not well screened, other than by the existing building in views from the west.

With the exception of the community land uses and an adjoining telephone exchange and small commercial site, the locality is predominantly characterised by a variety of residential development. The site does however adjoin the southern edge of the West Town Local Centre, where there are commercial premises further east along Station Road.

## **2 Planning History**

None Relevant

## **3 Proposal**

The current application proposes the construction of a 1 and 2 storey extension to the existing community centre, to provide a cafe and additional rooms, and the formation of four parking spaces.

## **4 Policy Considerations**

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS1            (Health and Wellbeing)  
CS16        (High Quality Design)  
DM10        (Pollution)  
DM14        (Car and Cycle Parking on Development (excluding residential))

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

## **5 Statutory and Non Statutory Consultations**

Property Services Manager: No objections to proposals - in the process of agreeing a new lease that will include provision to extend the building. Applicant will need to ensure the extension does not provide a means to gain access to the roof of the building, as this has been an issue in the past. This may mean taking steps to ensure that vehicles cannot park directly adjacent to the building.

NB: Informative recommended.

Public Spaces: None Received.

Building Control: None Received.

Southern Water: Southern Water: Plan provided showing approximate position of public foul rising main within site. Exact position of main must be determined on site by Applicant before layout is finalised. No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works. No new soakaways should be located within 5 metres of a public sewer.

In order to protect drainage apparatus. Requests that if consent is granted, a condition is attached to the planning permission. For example:

"The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public foul rising main, prior to the commencement of the development".

Furthermore, due to changes in legislation that came in to force on 1 October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The Applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk).

NB: Informatives recommended.

Development Engineer: None Received.

Economic Development: None Received.

Environmental Health Manager: Although I understand the upper floor to the extension of the community centre will be used for hosting conferences and meetings, the information does not say if the rooms will be available for any other activities, that may use amplifying equipment to either carry voices, play music etc...If you could let me know or confirm that the space will only be used for conferences/meetings I shall be grateful.

With regards to the actual works to be carried out, ask that informatives be added to the consent:

Section 60 of the Control of Pollution Act 1974, deals with the control of noise on construction sites. You are therefore requested to ensure that, in order to protect the occupants of nearby residential properties from noise and vibration nuisance, no

works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which is audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8.00 – 18.00 and Saturday: 8:00 – 13.00.

The Applicant should ensure that no bonfires are lit at the site to dispose of waste produced during the demolition, excavation, clearance and construction works at the development. A waste management strategy needs to be developed to ensure adequate and appropriate waste disposal.

NB: The Applicant has confirmed that the upper floor of the extension would only be used for conferences and meetings. Condition and Informatives recommended.

Crime Prevention: None 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: 62

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: None.

## **7 Planning Considerations**

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 on the application site and locality
- (iii) Impact on neighbouring amenity and parking

### **(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. Furthermore, the provision of an extension and revised parking layout to a community facility of this scale and character would also be appropriate in principle.

### **(ii) Impact on the application site and locality**

The main element of the proposal comprises a two storey extension to the south east corner of the existing community centre building, to provide a café at ground floor and flexible meeting rooms to the first floor. The first floor will also provide access to a small roof terrace above an existing cricket club facility. A single storey element is proposed adjacent to the car parking area, to provide a new main entrance to the building on its east side. The proposal has been sited so as to allow a 3 metre easement from the foul main sewer located to the south of the building.

The extension would be of a modern design with a curved sloping roof, which would not obviously reflect the 1980s lines of the main building. However, the proposal would add interest whilst remaining functional and, provided that suitable materials were used in its construction, would complement the host building and the wider locality (where there is a range of building styles and materials).

(iii) Impact on neighbouring amenity and parking

The proposed extension would be located in excess of 30 metres from the boundary with the nearest residential property (Millam Court, to the north of the park). It is therefore considered that the proposal would not have any impact on neighbouring amenities in terms of loss of light, overbearing effect or overlooking. The proposal would be visible from the rear windows of Millam Court, but this would be at distance and in the context of the existing building and a wide area of the open park. The proposed extension would require the relocation of some parking provision to a current area of scrub, immediately adjoining the telephone exchange at the northern edge of the site. This should ensure that there is no material impact on neighbouring amenities. There would be a net loss of 2 parking spaces but the proximity of the adjoining public car park and general accessibility to the site should ensure there would be no detrimental impact on the public highway.

## 8 Conclusion

The proposed extension and parking spaces would be acceptable in principle and would not have any detrimental impact on the application site and wider locality, the amenities of occupiers of neighbouring dwellings or the public highway network. The planning application should therefore be approved.

## 9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00079, subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.  
**Reason:** To comply with 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:  
  
27913-PD100 A (Location Plan)  
27913-PD102 A (Block Plan)  
27913-PD103 A (Ground and First Floor and Roof Plans)  
27913-PD104 A (South and West Elevations)  
27913-PD105 A (North and East Elevations and Sections)  
  
**Reason:** - To ensure provision of a satisfactory development.
- 3 Construction of the development hereby permitted shall not commence until details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

**Reason:** To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The upper floor of the extension hereby approved shall not be used for any purpose that involves the use of any noise production or amplification equipment including for voices and/or music.

**Reason:** To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.