
Site Address:	Purbrook Park School, Park Avenue, Waterlooville, PO7 5DS		
Proposal:	Erection of single storey external lean-to building for storage purposes.		
Application No:	APP/14/00584	Expiry Date:	26/09/2014
Applicant:	Trustees of Purbrook Park School	Team:	Team 1
Agent:	Mr Togneri MH Architects Limited	Case Officer:	David Eaves
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Purbrook Park School is located in a residential area of Purbrook and has a main access off Park Avenue. There is also a secondary access from the Dale and a third access also from The Dale leading to the area of the proposed building.
- 1.2 The proposed new store would be located adjacent to the existing Gym Hall and would have internal doors to the Gym Hall. There are currently two metal storage containers on the site which would be removed as part of the proposals.

2 Planning History (Recent)

APP/14/00688 Listed Building Consent for construction of new two storey school building (Block A), two storey school building to courtyard (Block B), refurbishment to Block D, raised covered walkways, new pedestrian access to main entrance and new Block A, altered and additional car parking, landscaping and other works. Demolition of two storey Caretakers house Current Application

APP/14/00687 Construction of new two storey school building (Block A), two storey school building to courtyard (Block B), refurbishment to Block D, raised covered walkways, new pedestrian access to main entrance and new Block A, altered and additional car parking, landscaping and other works. Demolition of two storey Caretakers house. Current Application

APP/14/00464 Grading and drainage of sports field, re-surfacing and re-fencing of sports court, resiting of jumping pit with runup Current

3 Proposal

Erection of single storey external lean-to building for storage purposes.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS11 (Protecting and Enhancing the Special Environment and Heritage of

CS16 Havant Borough)
(High Quality Design)
CS3 (Skills and Employability)
CS7 ()

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

5 Statutory and Non Statutory Consultations

Arboriculturalist:

No comments required as the site is hard surfaced and set well off TPO'd tree.

Development Engineer:

No adverse comments

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: 2

Statutory advertisement: Not applicable.

Number of representations received: 2 (3 signatories)

Summary:

Ownership of cul-de-sac right of way claimed.

Comment:

Access issues and ownership raised with agent and revised certificate served.

Summary:

Concern over potential damage to access and services raised. Any damage caused responsibility of school or Local Authority.

Comment:

This would be a private legal matter between the parties and is not a planning issue.

Summary:

Our understanding that access only serves as an emergency exit to the school gym on odd occasions this should remain the same.

Comment:

The proposal is unlikely to result in any significant change in the use of the access. Any restrictions on use are a private legal issue.

Summary:

Maintenance of the right of way and concern over future uses of the store raised.

Comment:

Maintenance issues are private legal matters, the use of the building is recommended to be limited by a planning condition.

Summary:

The existing storage containers should be removed.

Comment:

The removal of the containers is part of the submission and a planning condition is required to ensure the removal of the containers.

Summary:

Request timber cladding left as either natural finish or painted a subdued colour to blend with surroundings.

Comment:

The materials/finishes now confirmed with natural timber finish to walls.

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 on the character and appearance of the area
- (iii) Impact on neighbouring residents
- (iv) Access and highway matters.

- (i) Principle of development

- 7.2 The proposal is for a relatively modest lean to building attached to the existing gym building. The proposals would improve storage facilities for gym and drama equipment at the school. The principle of improving school facilities is fully supported by Local and national planning policies.

- (ii) Impact on the character and appearance of the area

- 7.3 The site is located to the rear of the school on an existing hardstanding area and would have a height of approximately 3.4m. The building would be seen against the existing Gym 6.5m and Sports Hall 8.9m high. Viewed in its context and subject to a materials condition it is considered that the proposal would have an acceptable appearance.

- 7.4 There are two unattractive storage containers currently on site and these would be removed as part of the proposed development. Their removal and replacement by the proposed extension is considered a significant improvement to the appearance of the site.

- (iii) Impact on neighbouring residents

- 7.5 The closest property is No.169 The Dale which has a flank wall facing the site and the extension would be set approximately 9.5m off the existing flank wall, other properties including 169b The Dale and 3 The Limes are set further off. The nature of the proposed building is such that there would be no overlooking and the building would be seen against the backdrop of taller buildings. It is considered that the proposal would not be harmful to the amenities of neighbouring residents.

(iv) Access and highway matters

- 7.6 The red line site area has now been amended to show access to the public highway and an amended certificate has been served. It is considered that the building can be constructed and maintained if required via this access. The storage is unlikely to involve any significant change in levels of vehicular or pedestrian movement via the adjacent access and no objection has been raised by the Development Engineer.

8 Conclusion

- 8.1 In conclusion the proposed building associated with the school is considered to be acceptable in principle and will have a limited and acceptable impact on the character and visual amenities of the area. A condition is recommended to remove two existing storage containers from the site. The impact of the development on neighbours will be minimal and no highway objections have been raised.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00584

(A) 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 building hereby permitted shall be carried out using materials and finishes as specified on the approved plans unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Within 1 month of the building hereby permitted being brought into use the two existing storage containers adjacent to the development shall be removed from the school premises.
Reason: To accord with the terms of the application and in the interests of the character and visual amenities of the area having due regard to policy CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The building hereby permitted shall be used solely for storage purposes in association with Purbrook Park School.
Reason: To accord with the terms of the application and to ensure that neighbours residential amenities are protected having due regard to policy CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Planning Statement May 2014

Site and Location Plan Gym Store Extension Drawing Number PL-10

Plan and Elevations Gym Store Extension as Proposed Drawing Number
PL-11 Rev A

Reason: - To ensure provision of a satisfactory development.