
Site Address: WaterlooVille Swimming Pool, Waterberry Drive,
Waterlooville, PO7 7UW
Proposal: Variation of Condition 8 of Planning Permission APP/14/00023 to
change the required BREEAM rating from 'Very Good' to 'Good'.
Application No: APP/14/00612 Expiry Date: 20/08/2014
Applicant: Horizon Leisure Centres Team: Team 2
Agent: Ms McCrudden Case Officer: Tina Pickup
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

Waterlooville Leisure Centre is located within an industrial estate and business park. The building itself is surrounded by a car park on the east, south and west sides and an unused grasses area to the north side. It is situated within a self contained site and is well screened from the surrounding area by mature hedging and trees.

2 Planning History

APP/14/00023

Extension to existing gym facilities to create new gym on two storeys and a new two storey height indoor play centre, with ancillary facilities, plus refurbishment of existing. Conditional Permission 12/3/14

09/54961/006

Extension to existing studio at Waterlooville Leisure Centre, to create a new dance studio. Permission 27/10/09

3 Proposal

Condition 8 of APP/14/00023 required:

'The development hereby permitted shall not be commenced until a BREEAM Pre-Assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall demonstrate that the development will attain a minimum standard of 'very good' BREEAM rating. The development shall be carried out only in accordance with the details the subject of the assessment.

Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.'

However, because these extensions are to an existing, dated, building, then it has proved impossible to gain sufficient points to meet the BREEAM 'Very Good' rating. Therefore this application has been submitted to vary condition 8, seeking to achieve the lower BREEAM rating of 'Good' instead.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF
CS14 (Efficient Use of Resources)

Havant Borough Local Plan (Allocations), adopted July 2014
AL1 - Presumption in favour of sustainable development

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

5 Statutory and Non Statutory Consultations

Building Control, (Fire Access Consultation) - No 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: 42

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: One phonecall querying whether noise attenuation/insulation would be affected - sought confirmation from agent's that it would not & advised neighbour accordingly

Comment:

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) Sustainability

(i) Principle of development

7.2 The site lies within the urban area where the principle of development is acceptable, subject to policy and material considerations. This application relates to the level of sustainability achieved through the implementation of a recent planning permission.

(ii) Sustainability

7.3 BREEAM is a method used to assess and rate the sustainability of building projects and awards points for various categories eg energy, water use, pollution, transport, materials,

waste etc. Depending on the number of points earned buildings are rated and certified on a scale of 'Pass', 'Good', 'Very Good', 'Excellent' and 'Outstanding'. Policy CS14 of the Core Strategy encourages efficient use of resources and states at criteria 3

*On completion, **unless proven to be financially or technically unviable**, meets the following standards:*

Residential development – Level 3 of the Code for Sustainable Homes;

Multi occupation homes and non-residential development over 500sqm -

BREEAM standard 'very good'.

Improvements to these standards throughout the plan period will be encouraged.

Particular attention should be paid to water efficiency measures.

7.4 Therefore, as a non-residential development the proposed extensions approved under 14/00023 should have achieved a BREEAM rating of 'Very Good', hence the reason for the imposition of condition 8. However it is important to note that the policy acknowledges that in some instances it may be proven to be financially or technically unviable to achieve the required rating. This is exactly the case with the current application. As extensions to a dated building things like the heating and electrical system has to link to the existing systems in place, rather than being a new, more sustainable systems. With limited funds to upgrade the whole building, certain facilities, like the showers, will be continued to be used and it is not possible to gain BREEAM points for these dated facilities. Furthermore the orientation of the building is set by existing, the extensions result in a loss of open grass space and compensatory opportunity to landscape is minimal.

7.5 The agent's have adequately explained their build difficulties in achieving sufficient points to gain a BREEAM rating of 'Very Good' and infact can technically only achieve 'Good'. It is considered that these reasons are genuine, given the age of the existing building. Since Policy CS14 does allow for exceptions to the ratings when it is technically unviable to achieve the recommended standard, then in the circumstances it is considered appropriate to relax in the requirement.

7.6 The only comment made by any members of the public related to concern that the change in BREEAM rating may affect the noise attenuation or insulation. The agents did however confirm that noise insulation was not affected at all and that all elements of the extensions would meet current building regulations standards. Since no undue harm or loss of residential amenity to neighbouring residents would result from the lower BREEAM rating, then it is considered appropriate to recommend planning permission be granted.

8 Conclusion

8.1 It is considered that there is sufficient justification to allow an exception to policy CS14 in this case, and therefore planning permission should be granted for the proposed variation of condition 8 of APP/14/00612 to allow a reduced BREEAM rating of 'Good'.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00612

(A)

(B) subject to the following conditions

- 1 The development hereby permitted shall not be commenced until a BREEAM Pre-Assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall demonstrate that the development will attain a minimum standard of 'Good' BREEAM rating. The development shall be carried out only in accordance with the details the subject of the assessment.

Reason: The LPA is satisfied that there are technical reasons why a 'Very Good' rating cannot be achieved, and the lower rating of 'Good' would still meet the aims of Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.