
Site Address: The Hayling College, Church Road, Hayling Island, PO11
0NU
Proposal: Hampshire County Council consultation for re-clad of the exterior
building envelope and re-roof of the existing DT block.
Application No: APP/13/01067 Expiry Date: 18/12/2013
Applicant: Hampshire County Council Team: Team 1
Agent: Mr P Moore Case Officer: Richard Nash
HCC - Property Services
Ward: Hayling East

Recommendation: **RAISE NO OBJECTION**

1 Site Description

The site subject of this consultation comprises an extensive educational institution and grounds located on the east side of Church Road, between its junctions with Pepper Close and Tournerbury Lane.

2 Planning History

None relevant.

3 Proposal

This case concerns a Hampshire County Council consultation on a planning application for the re-cladding and re-roofing of an existing building on the site.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

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: None

Number of site notices: Not applicable

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 application site, locality and street scene

- (i) Principle of development

It is considered that the carrying out of improvements to an existing building within the site would be acceptable in principle.

- (iii) Impact on application site, locality and street scene

The building to be re-clad and re-roofed is located within the main complex of buildings on the site and set back from the highway by a distance in excess of 10 metres, where a degree of screening breaks up views within the street scene. As such, the building is not particularly prominent within the site, the public domain or the wider locality. The proposal would involve the use of appropriate materials and would not fundamentally alter the shape of the building.

8 Conclusion

The proposed re-cladding and re-roofing of the existing building would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site or wider locality, or the visual amenities of the street scene. Therefore, no objection should be raised to the planning application.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **RAISE NO OBJECTION** for application APP/13/01067.