
Site Address:	Former site of, 29 Bedhampton Road, Havant		
Proposal:	Installation of tubular skylight to plot 2 and installation of electric gates to car park.		
Application No:	APP/13/01017	Expiry Date:	10/12/2013
Applicant:	Mr Parrett	Team:	Team 1
Agent:	Mr C Flint	Case Officer:	David Eaves
	Chris Flint Associates Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a Listed former school building. The building is of an attractive and decorative Victorian Gothic design and includes steeply pitched roof, attractive windows, and decorative brickwork.
- 1.2 The site is currently accessed from Bedhampton Road but is proposed to be accessed from Kings Croft Lane.
- 1.3 There is a commercial garage property to the east of the site, residential properties are to the south of the site. To the west on the far side of Kings Croft Lane is a further residential property. To the north of Bedhampton road are a mix of commercial (retail) and residential properties. Conversion/construction work is currently taking place.

2 Planning History

APP/13/01040 Listed Building Consent for Installation of tubular skylight to Plot 2 and installation of electric gates to car park. Current

APP/13/00755 Reposition existing chimney stack to proposed end gable extension. Permitted 25/9/13.

APP/13/00710 Discharge of Condition No/s 7, 12, 13 and 19 of Planning Permission APP/12/01105. Current

APP/13/00707 Discharge of condition No. 3 of Planning Permission APP/12/01104. Permitted 30.8.13

APP/13/00478 Discharge of Condition No/s 2 and 5 of Planning Permission APP/12/01104. Current

APP/13/00477 Discharge of Condition No/s 8, 11 and 20 of Planning Permission APP/12/01105. Current

APP/13/00401 Discharge of Condition No/s 2 and 5 of Planning Permission APP/12/01105. Split Decision 21.8.13

APP/12/01105 Conversion of existing building to form 4No. dwellings with associated internal and external works with part demolition and landscaping and car

parking with new access from Kingscroft Lane Permitted 28.3.13

APP/12/01104 Listed building application for internal and external alterations and removal of existing outbuilding to form 4No. dwellings with associated car parking and landscaping with new access from Kingscroft Lane. Permitted 3.4.13

3 Proposal

Installation of tubular skylight to plot 2 and installation of electric gates to car park.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

DM10 (Pollution)

Listed Building Grade: 2

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

Skylight: From what I can discern the tubular skylight is to be sited on what is an inner roofslope which is visually screened from public view by remaining buildings on site. It is also shown to be sat flush in the roof. Based on this I do not consider it will have any material impact on the visual appearance of the building or its architectural/historic interest. No objection.

Gates: No objection to proposed gates. These should round off development. I am assuming bin stores have been agreed on site as part of landscaping work with the bin collection point remaining the same

Development Engineer

No adverse comments.

Arboriculturalist

Consultation not required (sited away from trees)

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: 16

Number of site notices: 2.

Statutory advertisement: Yes

Number of representations received: 0

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) The impact on the character and appearance of the Listed Building
- (iii) The impact of the proposals on the residential amenities of adjoining residents
- (iv) Highway safety issues

(i) Principle of development

7.2 The site lies within the built up area and the proposals relate to the provision of metal gates and a skylight (sun-tube type). The proposals will be assessed against the requirement to preserve or enhance the listed building and its setting, subject to this requirement and other development control criteria (considered below) the proposal is considered acceptable in principle.

(ii) The impact on the character and appearance of the Listed Building

7.3 The application has been assessed by the Conservation Architect who raises no objection to the proposals. The skylight is positioned to minimise its impact on the character and appearance of the Listed Building. The gates would be set back from the highway and are considered acceptable in terms of their impact on the setting of the Listed Building and the character and appearance of the area.

(iii) The impact of the proposals on the residential amenities of adjoining residents

7.4 The proposed skylight will have no impact in terms of the amenities of nearby residents. The proposed gates are set adjacent to Brunswick Gardens. The agent has confirmed that the gates run silently. It is not considered that the proposals would be harmful to the amenities of nearby residents.

(iv) Highway safety issues

7.5 The gates are set back from the highway to allow vehicles to pull off the road, clear of the road. The Development Engineer has raised no objection to the proposed development.

8 Conclusion

8.1 In conclusion, the proposals are considered to have an acceptable impact on the setting of the listed building and on the character of the area, and on the amenities of adjoining residents. There are no objections from a highways point of view.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01017 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:

Design and Access Statement received 22.10.13

Lightway details

Lightway plans drawing number PP-0002-EN

Proposed New Gates and Tubular Skylight drawing number CFA/FULL/C1

Cable Layout Rev 1 06.05.12

Location and block plan drawing no. CFA/FULL/04

Reason: - To ensure provision of a satisfactory development.