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30 November 2009

S U M M O N S

MEETING: Regulatory Board
DATE: 8 December 2009
TIME: 6.00pm
PLACE: Council Chamber, Town Hall, Gosport
Democratic Services contact: Lisa Reade

Please Note: A site visit has been arranged for 10.30am at Shangri-La, 17 Milvil Road, Lee-on-the-Solent on the morning of this meeting.

LINDA EDWARDS
BOROUGH SOLICITOR

MEMBERS OF THE BOARD

Councillor Carter (Chairman)
Councillor Geddes (Vice Chairman)

Councillor Allen	Councillor Hicks
Councillor Mrs Bailey	Councillor Hylands
Councillor Carr	Councillor Miss West
Councillor Dickson	Councillor Wright

The Mayor (Councillor Mrs Searle) (ex officio)
Chairman of the P and O Board (Councillor Hook) (ex officio)

FIRE PRECAUTIONS

(To be read from the Chair if members of the public are present)

In the event of the fire alarm (single continuous sound) being activated, please leave the room immediately. Proceed downstairs by way of the main stairs or as directed by GBC staff, following any of the emergency exit signs. People with disability or mobility issues please identify yourself to GBC staff who will assist in your evacuation of the building.

Legal & Democratic Support Unit: Linda Edwards – Borough Solicitor
Switchboard Telephone Number: **(023) 9258 4242**
Britdoc Number: **DX136567 Gosport 2** Website: **www.gosport.gov.uk**

IMPORTANT NOTICE:

- If you are in a wheelchair or have difficulty in walking and require access to the Committee Room on the First Floor of the Town Hall for this meeting, assistance can be provided by Town Hall staff on request

If you require any of the services detailed above please ring the Direct Line for the Democratic Services Officer listed on the Summons (first page).

NOTE:

- i. Members are requested to note that if any member wishes to speak at the Board meeting then the Borough Solicitor is required to receive not less than 24 hours prior notice in writing or electronically and such notice shall indicate the agenda item or items on which the member wishes to speak.
- ii. Please note that mobile phones should be switched off for the duration of the meeting.

AGENDA

Recommended
Minute Format

PART A ITEMS

1. APOLOGIES FOR NON-ATTENDANCE

2. DECLARATIONS OF INTEREST

All Members present are required to declare, at this point in the meeting or as soon as possible thereafter, any personal or personal and prejudicial interest in any item(s) being considered at this meeting.

3. MINUTES OF THE MEETING OF THE BOARD HELD ON 10 NOVEMBER 2009

4. DEPUTATIONS – STANDING ORDER 3.5

(NOTE: The Board is required to receive a deputation(s) on a matter which is before the meeting of the Board provided that notice of the intended deputation and its object shall have been received by the Borough Solicitor by 12 noon on Friday, 4 December 2009. The total time for deputations in favour and against a proposal shall not exceed 10 minutes).

5. PUBLIC QUESTIONS – STANDING ORDER 3.6

(NOTE: The Board is required to allow a total of 15 minutes for questions from Members of the public on matters within the terms of reference of the Board provided that notice of such Question(s) shall have been submitted to the Borough Solicitor by 12 noon on Friday, 4 December 2009).

6. REPORTS OF THE DEVELOPMENT SERVICES MANAGER

*Schedule of planning applications with recommendations.
(grey sheets – pages 1 –25/1)*

PART II
Contact Officer:
Debbie Gore
Ext 5455

7. ANY OTHER ITEMS

- which by reason of special circumstances the Chairman determines should be considered as a matter of urgency.

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

8th December 2009

ITEMS WITH RECOMMENDATIONS

1. Copies of drawings and accompanying planning applications referred to in this schedule will be made available for inspection by Members from 5.00 pm immediately prior to the meeting. Unless otherwise advised, these plans will be displayed in the room in which the Regulatory Board is to be held.
2. The number of objections and representations indicated in the schedule are correct at the time the recommendations were formulated. Should any representations be made after this date, these will be notified to the Regulatory Board during the officer presentation.
3. Copies of all representations received from the public will be made available for inspection by Members in the same way as drawings will be made available, referred to in Note 1 above.
4. An index of planning applications within this schedule can be found overleaf, together with a summary of each recommendation.

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<u>Item</u>	<u>Page No</u>	<u>Appl. No.</u>	<u>Address</u>	<u>Recommendation</u>
01.	03-07	K8041/11	Shangri-La 17 Milvil Road Lee-On-The-Solent Hampshire PO13 9LU	Grant Permission
02.	08-13	K5261/8	13 High Street Lee-On-The-Solent Hampshire PO13 9BS	Grant Permission
03.	14-17	K15318/3	71 Manor Way Lee-On-The-Solent Hampshire PO13 9JQ	Grant Permission
04.	18-21	K13045/10	Driving Test Centre South Street Gosport Hampshire PO12 1EL	Grant Permission
05.	22-25	K16770/11	Grand Magazine Explosion The Museum Of Naval Firepower Priddy's Hard Heritage Way Gosport Hampshire PO12 4LE	Grant Listed Building Consent

ITEM NUMBER: 01.
APPLICATION NUMBER: K8041/11
APPLICANT: Mr Richard Kitchen
DATE REGISTERED: 30.07.2009

ERECTION OF 2NO.SINGLE STOREY REAR/SIDE EXTENSIONS (as amended by plans received 14.10.09)
Shangri-La 17 Milvil Road Lee-On-The-Solent Hampshire PO13 9LU

The Site and the proposal

This application was considered by the Regulatory Board on 10 November 2009 when Members resolved to defer the item for an informal site visit.

The application site is located on the western side of Milvil Road in a residential area within the Urban Area Boundary. It is within 400 metres of the Lee-on-the-Solent District Shopping Centre and a bus route. The building is Locally Listed and considered to be of architectural interest and contributes to the character of the area. The existing Shangri-La residential care home is set back from the Milvil Road frontage by between approximately 13 and 32 metres behind a low brick wall and landscaped area containing 13 tarmac surfaced and marked out car parking spaces. There are separate ingress and egress points to the parking area. The building has a flat roof with the main frontage part being two storey with a single storey element to the rear. It is a cream rendered building with white UPVC windows and doors. The home currently accommodates 20 residents, most of whom occupy single bedrooms. There is a communal landscaped garden area at the rear of the building. There is also a timber summer house towards the south west corner of the site which is used as the manager's office. Next to this there is a covered seating area. There are also 3 garden sheds at the rear of the site. There is a small holly tree located adjacent to the southern site boundary to the side of the main building and a small tree in front of the summer house. There is evidence that mature trees have been removed from the western site boundary. The site is mostly bounded by 1.8 metre high fencing and mature hedging and shrubs planted on the neighbouring properties.

To the south of the site is 15 Milvil Road a two storey dwelling. This is located forward of the application site building. It has a number of 6 metre high trees along the boundary to its rear garden. To the south of this is 13 Milvil Road which has a large single storey building in its rear garden operated as a pre-school. To the north of the site is 1 Nottingham Place this is a two storey dwelling with its main elevations facing west and east. There is a bedroom window located in the southern elevation that looks over the existing single storey accommodation on the application site. This property has a double garage in the south west corner of its garden backing onto the north west corner of the application site. To the rear of the site is the back garden serving 3 Nottingham Place a two storey dwelling with a conservatory on the rear and a single storey garage and car port located along the western side of its garden. The rear elevation of the two storey part to this dwelling is located over 8 metres away from the northern corner of the application site. There is a hedge between 2.2 and 2.5 metres high along its eastern rear garden boundary and some taller shrubs. The south-west corner of the application site backs onto the garden serving 12 King's Road. This property is a bungalow, the roof of which is only just visible from the application site due to the dense boundary planting.

It is proposed to erect two single storey flat roofed extensions to the rear of the existing building to increase the number of residents from 20 to 26. A further full time member of staff would be employed taking the total to 7. The extensions would extend along the northern and southern boundaries of the existing rear garden to the premises, the northern part extending the existing single storey rear element towards and along the western boundary. The northern extension would contain 3 bedrooms each with en-suite WC and a bathroom. It would be approximately 1.6 metres from the western boundary and 2.6 metres high. It would contain a high level window to an internal corridor in the north elevation and a fire exit door and high level window in the west elevation. The bedrooms would overlook the communal courtyard rear garden and have individual access doors to

it. The single storey extension along the southern boundary, adjoining the existing main building, would contain 3 bedrooms each with en-suite WC and an extension to the existing residents lounge. It would be approximately 2.1 to 2.4 metres away from the southern boundary thereby retaining pedestrian access past the building to the rear of the site. This extension would project approximately 11.5 metres beyond the rear of the existing lounge and to its southern side. It would be approximately 2.9 metres high where it adjoins the existing lounge to maintain the existing internal ceiling height and then step down to approximately 2.6 metres over the bedrooms. It would contain a set of patio doors to the lounge and two high level windows to an internal corridor and fire exit door in the south elevation. Again the bedrooms would overlook the communal courtyard rear garden and have individual access doors to it. The extensions are to be constructed in matching painted render under a grey felt covered flat roof. The windows and doors would be white UPVC. The existing summer house and sheds located in the rear garden would be removed and a new patio provided towards the south west corner of the site with soft landscaping around it. The existing car parking and access arrangements at the front of the site will not be affected by the proposal.

Relevant Planning History

K8041/7 - Change of use from residential to rest home for the elderly - permitted 13.11.84

K8041/10 - Erection of single and two storey side/rear extension to existing rest home - permitted 17.07.96

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/BH5

The Local List

R/T11

Access and Parking

R/H8

Accommodation for the elderly

Consultations

The Gosport Society

No objection.

Building Control

Access to the site for Fire Brigade satisfactory. However, the travel distance to the farthest part in the building appears excessive. This can be overcome by fitting a sprinkler system if necessary.

Local Highway Authority

No objection subject to conditions to protect the existing on site car parking provision and cycle parking provision being made for the additional 6 residents.

Response to Public Advertisement

4 letters of objection

Issues raised:-

- development leaves little garden area, but is preferable to a two storey development
- the garden is used for smoking
- noise generated by the existing use

- over development
- loss of trees has occurred on the site and more may need to be removed
- inadequate on site amenity space retained for residents
- there will be mutual overlooking between the rooms
- loss of amenity to neighbouring properties
- concern over fire safety for residents
- increased levels of traffic using access close to a bend

Principal Issues

1. The site is located within the urban area boundary and the premises is an existing residential care home and consequently the principle of further residential development is acceptable provided that the details accord with the criteria of Policies R/DP1 and R/H8 of the Gosport Borough Local Plan Review. The use as a residential care home has operated for almost 25 years and the introduction of 6 additional residents is unlikely to significantly increase levels of noise. The external amenity area at the rear will be further enclosed by the proposed extensions and the small patio area located in the south west corner of the site will be set within landscape planting, the details of which will be controlled by planning condition. Any additional traffic movements associated with the development will take place at the front of the site thereby not significantly impacting on the amenities of the occupiers of the adjoining properties. The fact that some residents and staff may choose to smoke outside of the building is not an issue for the Local Planning Authority. The site is not located in a Conservation Area and no trees on the site are protected by a Tree Preservation Order therefore the earlier removal of trees did not require consent. The holly tree and small tree located in front of the summer house are of no special merit and therefore the loss of these trees would not have a detrimental impact on the character of the area. Fire Brigade access to the site is satisfactory and fire exits are provided where required with means of escape around the sides of the building. Therefore the main issues in this case are the acceptability of the design of the extensions and their impact on the historic or architectural character of this Local List building and its setting, the amenities of nearby and prospective residents and the provision of car and cycle parking.

2. The extensions continue the flat roof form of the main building and are to be constructed in matching materials and as such are of an acceptable design. Due to the subservient nature and discreet locations of the extensions at the rear of the original building they will not be visible from the road and as such do not harm the special character of the Local List building or its setting. The proposal therefore accords with Policies R/DP1 and R/BH5 of the Gosport Borough Local Plan Review.

3. The development will provide additional accommodation for the elderly within an accessible location. The single storey scale of the flat roofed extensions and their relatively low height set away from the existing boundary treatments and neighbouring landscaping means adjoining properties will not suffer any significant loss of outlook, light or privacy. The new bedrooms will look inward towards a central courtyard with only high level corridor windows looking outwards towards neighbouring properties. The exception to this is the patio doors to the extended lounge on the southern side of the building; these will face towards the boundary with the neighbouring house but are replacing an existing lounge window of similar dimensions on this elevation. The proposal will move the opening approximately 3.7 metres closer to the boundary, which is already enclosed by a 2 metre high brick wall. No discernible loss of privacy for the neighbouring residents will therefore result. The new residents bedrooms will face onto the communal garden and the windows are offset to avoid direct overlooking. The resident's rooms facing this area at present all have net curtains providing privacy should others be using the garden. General guidance provided within Appendix B of the Gosport Borough Local Plan Review suggests 20 square metres of communal amenity space per bedroom for such accommodation. At present there are 17 bedrooms which will increase to a total 23 as a result of the proposal equating to 460 square metres. Not taking into account the existing first floor balcony located at the rear of the building to which 4 bedrooms have direct access at present and the balcony on the front of the building, approximately 230 square metres of communal amenity space will be retained at the rear of the building and within the courtyard. A new footpath is to be provided outside the new ground floor rooms giving direct

access to the courtyard. In addition, a new landscaped patio area is to be provided. I am satisfied that this level of provision, given its accessibility and user friendly design is acceptable in this location and makes adequate provision for the needs of residents. For the above reasons the development will not be detrimental to the amenities of occupiers of adjoining properties or future residents and complies with Policies R/DP1 and R/BH8 of the Gosport Borough Local Plan Review.

4. The existing level of on site car parking provision is considered acceptable to cater for the increased number of residents and their visitors and the additional member of staff. In addition, vehicles will continue to use the existing in and out access arrangements which are considered to be safe and adequate to cater for the small overall increase in traffic movements to and from the site. There is space on the site to be able to provide the necessary 3 short stay cycle hoops to cater for the additional 6 bedrooms proposed and this requirement can be controlled by condition. The proposal therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is acceptable in this location. The single storey extensions are located in a discreet location and will not harm the special character of the Local List building. The development will provide accommodation for the elderly within an accessible location. There will be no adverse effect on the character and appearance of the area, the amenities of occupiers of adjoining properties or future residents. Adequate provision is made for car and cycle parking. As such the development complies with Policies R/DP1, R/BH5, R/H8 and R/T11 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. The materials to be used shall match in type, colour and texture, those on the existing building unless otherwise agreed in writing with the Local Planning Authority.

Reason - To ensure satisfactory visual relationship of the new development to the existing, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. Before the development hereby permitted is first brought into use cycle storage facilities shall be provided and thereafter retained in accordance with a detailed scheme submitted to and approved by the Local Planning Authority.

Reason - In order to ensure that adequate cycle storage is provided in compliance with Policy R/T11 of the Gosport Borough Local Plan Review.

4. The existing areas shown on the approved plan for the parking of vehicles shall be retained for that purpose at all times.

Reason - In the interests of highway safety and to ensure adequate parking is provided and retained, and to comply with Policy R/T11 of the Gosport Borough Local Plan Review.

5. No development above slab level shall take place until full details of the hard and soft landscaping works have been submitted to, and approved by, the Local Planning Authority, and these works shall be carried out as approved. These details shall include hard surfacing materials, external lighting, a planting plan for the garden and amenity areas and an implementation programme.

Reason - In the interests of amenity and the appearance of the locality, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

6. The approved soft landscaping scheme shall be completed within the next planting season following first occupation of the development, and any trees or plants which die are removed or become seriously damaged or diseased during the first five years, shall be replaced with others of identical species (or as may otherwise be agreed in writing with the Local Planning Authority) during the next planting season.

Reason - In the interests of amenity and the appearance of the locality, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

7. There shall be no more than 26 residents accommodated within the building at any one time.

Reason - To protect the amenities of adjoining residents, and to comply with Policies R/DP1 and R/H8 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 02.
APPLICATION NUMBER: K5261/8
APPLICANT: Hopscotch Nurseries Ltd (Lee-on-the-Solent)
DATE REGISTERED: 25.08.2009

INTERNAL AND EXTERNAL ALTERATIONS, INCLUDING ALTERATIONS TO THE ROOF, AND USE OF PREMISES AS A DAY NURSERY (USE CLASS D1) (as amended by plans received 21.10.09 and 23.11.09, Travel Plan received 18.11.09, landscape scheme received 19.11.09 and noise impact assessment received 20.11.09)
13 High Street Lee-On-The-Solent Hampshire PO13 9BS

The Site and the proposal

The application was considered by the Regulatory Board on 6 October 2009 when Members resolved to defer the item pending further negotiation with the applicant to address issues of residential amenity, parking, traffic congestion and highway/pedestrian safety.

The application site is located on the south western side of Lee-on-the-Solent High Street, opposite the public library. The building was formerly occupied by the Royal British Legion, operating under Use Class D2 of the Use Classes Order. The single storey building has a combination of both flat and pitched roofs and is set back from the public highway by approximately 5 metres. It is sited on the shared boundary with the neighbouring dwelling to the south east, number 11a. There is a small flat roofed porch on the front elevation with a larger flat roof addition on the rear elevation. The front of the site is enclosed by a low red brick wall which extends almost the entire width of the property frontage. However, there is an opening for vehicular access on the north western side of the plot. Entry and egress is also available from the service road at the rear of the site. Parking at the site currently comprises a total of thirteen spaces as well as two disabled parking bays, although there is room to park at least two additional vehicles. There is a single yellow line on the south western side of the High Street which restricts waiting or parking between the hours of 8am - 6pm.

The neighbouring property to the north west is a recently constructed two storey block of 5no. two bedroom flats known as The Starlings. The side elevation fronting the application site contains one ground floor and one first floor bathroom window, both of which are obscure glazed. There are balconies on the rear elevation and a small area of communal amenity space at the rear, together with a bin and bicycle store. The adjoining property to the south east is a two storey dwelling with a rear garden approximately 15 metres long. To the rear of the site and beyond the rear service road is Anchorage Court, which fronts Marine Parade. It is a three storey development of retirement apartments with windows in the rear elevation facing onto the application site.

It is proposed to use the premises as a day nursery operating under Use Class D1 of the Use Classes Order. The day nursery would provide child care for up to 85 children between the ages of one month and five years old, employing up to 30 members of staff. The nursery would be open from 7.30am - 18.30pm Monday - Friday, but not at weekends or on bank holidays. Internally, the building would be altered so as to provide four main activity rooms as well as associated facilities such as changing areas, toilets, store rooms, a manager's office and a staff room.

Externally it is proposed to erect a replacement roof and a roof canopy over the front entrance door. The existing single storey extension on the rear elevation is to be demolished in order to provide a soft surface outdoor playing area. It is also proposed to include a small play area at the front of the site which will be enclosed by railings. Three new sets of doors will be installed in the newly formed rear elevation. The doors will provide access into the rear playing area. The front elevation will be altered to include two additional sets of double doors.

Amended plans have been submitted since the Board's consideration of the application in October revising the proposed access and parking arrangements. The plans show that the nursery will be served by a total of seven car parking spaces, positioned adjacent to the north western boundary.

Vehicles will be required to enter the nursery via the High Street and exit via the service road at the rear of the building.

In an attempt to overcome concerns raised over potential instances of noise disturbance, the amended plans show the provision of a roof canopy over part of the rear play area, which will now also be enclosed by a 1.6 metre high wall. The use of the play area is to be restricted to between the hours of 10am and 5pm.

It is proposed to erect a 1.8 metre high concrete panel wall along the shared boundary with The Starlings in an attempt to preserve the amenities of the occupiers of these flats. The wall will be supplemented by soft landscaping.

Provision has been made for storage of bicycles and a bin store area has been provided at the rear of the site, adjacent to the rear service road. The bin store will be enclosed by a 2 metre high close boarded fence.

The applicant has submitted information which suggests that there is a local demand for childcare facilities in Lee-on-the-Solent. The application is also supported by a Travel Plan, a landscape scheme and a noise impact assessment, together with evidence from an existing day nursery in the Borough outlining the typical travel characteristics of clientele and staff.

Relevant Planning History

K5261/4 - Extension to cask store and alterations to entrance lobby - permitted 18.10.77

A1273 - Erection and display of illuminated fascia sign - permitted 03.03.97

K5261/6 - Erection of replacement roof covering - permitted 31.01.02

K5261/7 - Installation of awning for smoking shelter - permitted 20.07.07

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/CF5

Development of Childcare and Day Care Facilities

R/ENV10

Noise Pollution

R/T11

Access and Parking

Consultations

Environmental Health (Pollution & Environment)	Update to be provided.
County Education Office	Support proposal.
Building Control	Access for fire brigade is acceptable. An exit gate is required from rear play area in case of emergency.
OFSTED	No comment.
Local Highway Authority	No objection.
Streetscene (Parks & Horticulture)	No objection
Crime Prevention & Design	No objection.

Response to Public Advertisement

12 letters of objection received to original plans;

Issues raised:-

- inappropriate location for a childcare facility
- impact on the neighbouring library
- an insufficient level of parking is provided
- proposal will result in increased on-street parking
- traffic congestion
- proposal would be detrimental to highway and pedestrian safety
- access through the site should be retained for members of the public
- noise disturbance from the proposed play areas and the additional traffic associated with the childcare facility
- development will have a detrimental impact on the amenities of neighbouring residents
- proposal will have a negative impact on the appearance of the area
- inadequate bin storage provided
- frequent refuse collection will exacerbate traffic problems
- replacement roof is unnecessary

9 letters of support received to original plans;

Issues raised:-

- there is a local demand for childcare facilities and the nursery will provide an important community facility
- proposal will create employment opportunities for local residents
- the proposal will benefit local businesses
- the proposed use will bring a currently vacant building back into use
- the proposed use is preferable to flats
- the redevelopment of the building will improve the appearance of the site
- there is adequate parking
- proposal would not result in undue noise disturbance
- quality of the childminding service being offered

1 letter of observation;

Issues raised:-

- a footpath should be provided between Anchorage Court and Cambridge Road

6 letters of objection received to amended plans;

New issues raised:-

- use of the rear service road
- future enforcement of the Travel Plan
- 'one-way' system is not an adequate solution
- there are more suitable sites for a nursery within the Borough
- testing of fire alarms will cause disturbance to neighbouring residents
- it is unrealistic to expect staff to park in the Beach Road public car park
- future use and management of the site
- Hampshire County Council funding

1 petition of support

- 34 signatures
- no new issues

1 letter withdrawing original objection

Principal Issues

1. The application site is privately owned and there is no planning requirement to provide through access for members of the public. The quality of the childminding service being offered and issues of funding are not planning considerations. The main issues in this case are the acceptability of the design of the proposed external alterations, the use of the premises for childcare provision and the impact of the proposal on the amenities of the occupiers of the adjoining dwellings and highway and pedestrian safety and whether adequate provision has been made for cycle parking and refuse storage.

2. In its current form the application building does not make a positive contribution to the visual amenity of the locality. The amendments to the roof, including the provision of a new roof canopy will improve the overall appearance of the property, enhancing visual amenity. The proposed railings at the front of the site will be of similar appearance to those used outside of the library and will further enhance the streetscene. The remaining boundary treatment at the site is similar to many others in the locality and is therefore acceptable. The provision of new doors in the front and rear elevations will not detract from the appearance of the building or the visual amenity of the locality. The inclusion of soft landscaping will enhance the overall appearance of the development. Conditions will be attached requiring the implementation and retention of the proposed bicycle and bin storage facilities. Subject to the above conditions, the proposed external alterations are acceptable and comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. Whilst it is acknowledged that there is currently a shortfall in childcare facilities in the local area and that the proposed use would provide significant employment opportunities for residents of the Borough, the positive benefits accrued from implementing the proposed scheme must be considered against the potential negative impacts on residential amenity.

4. The applicant has agreed to restrict the use of the rear play area to between the hours of 10am - 5pm and this will be controlled by condition. The provision of a roof canopy and 1.6 metre high brick wall at the rear of the building will restrict views into the rear play area and will act as a suitable barrier to offset the effects of noise and potential disturbance. Under the circumstances, I do not consider that the use of the rear play area will have an unacceptable impact on the living conditions of neighbouring occupiers. The north western side of the site will be bordered by a 1.8 metre high concrete panel fence, reinforced by soft landscaping. This will help to mitigate the effects of noise associated with the movement of both people and vehicles within the proposed car parking area. In light of this and given that the two windows in the side elevation of The Starlings serve non-habitable rooms, I do not consider that the use of the car parking area will contribute to an unacceptable living environment for the occupiers of this property or any others in the locality. Due to its proximity to the main road, the use of the front play area will not result in undue noise disturbance to neighbouring occupiers. I therefore consider that the proposal complies with Policies R/DP1, R/CF5 and R/ENV10 of the Gosport Borough Local Plan Review

5. The applicant has provided detailed information which indicates that visits to the site will be staggered throughout the day and that many of the clientele will arrive by bicycle or on foot. Through the Travel Plan, staff will be required to enter into a management agreement which will prevent them from parking at the site and this will ensure that the seven on-site spaces are readily available for clientele of the nursery. The development is therefore unlikely to result in overspill parking in the surrounding road network, to the detriment of local amenity. The Local Highway Authority has confirmed that the proposed access and egress arrangements are acceptable and that the use of the rear service road will not be detrimental to highway or pedestrian safety. The inclusion of a pedestrian footway will allow children and parents to move from the parking area to the nursery entrance in a safe and convenient manner and will help to facilitate the free flow of vehicles through the site, reducing the likelihood of traffic congestion at the site entrance. In light of the above, the proposed use will not have a detrimental effect upon highway or pedestrian safety, the traffic and parking conditions in the locality or the everyday operations of the neighbouring library. The proposal therefore complies with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

1. Implementation of the Travel Plan

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the use as proposed will provide an important community facility and employment opportunities for residents of the Borough. The site is located in an accessible location and the proposal will not have a detrimental impact on the visual amenity of the locality, the amenities of the occupiers of neighbouring residential properties, or highway and pedestrian safety. As such the proposal complies with Policies R/DP1, R/CF5, R/ENV10 and R/T11 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. The premises shall not be used for anything other than a day nursery (including any other purpose within Class D1 of the Schedule to the Town and Country Planning (Use Classes Order) 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To control the use of the site in the interests of preserving the residential amenity of neighbouring occupiers and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. The use hereby permitted shall not be operated before 07.30 or after 18.30 Mondays to Fridays and at no time whatsoever on Saturdays, Sundays or Bank Holidays.

Reason - To protect the residential amenities of occupiers of neighbouring properties and to comply with Policies R/DP1, R/CF5 and R/ENV10 of the Gosport Borough Local Plan Review.

4. The rear play area shall not be used before 10.00 or after 17.00 Monday to Friday and at no time whatsoever on Saturdays, Sundays or Bank Holidays.

Reason - To protect the residential amenities of occupiers of neighbouring properties and to comply with Policies R/DP1, R/CF5 and R/ENV10 of the Gosport Borough Local Plan Review.

5. Details, including samples, of all external facing and roofing materials shall be submitted to and approved, in writing, by the Local Planning Authority before development is commenced. The development shall thereafter be carried out in accordance with the approved details.

Reason - To ensure that the external appearance of the development is satisfactory, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

6. Details of the proposed boundary fencing and walls, including any gates, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and they shall be implemented before the use of the premises as a day nursery is commenced and thereafter retained in accordance with the approved details.

Reason - In the interest of amenity and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

7. The approved facilities for the storage of cycles shall be provided before the development is first brought into use and thereafter retained.

Reason - In order to ensure that adequate cycle storage is provided in compliance with Policy R/T11 of the Gosport Borough Local Plan Review.

8. The facilities hereby approved for the storage of refuse for removal from the premises shall be provided before the development is first brought into use and thereafter retained.

Reason - In order to protect the amenities of the area, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

9. The development hereby permitted shall not be brought into use until the planting shown between points 'A' - 'A' on the approved plan has been provided in accordance with the approved landscape scheme. The planting shall thereafter be retained at all times.

Reason - In the interest of amenity and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

10. Notwithstanding condition 9 above, the approved soft landscape scheme shall be completed within the next planting season following first occupation of the development, and any trees or plants which die are removed or become seriously damaged or diseased during the first five years, shall be replaced with others of identical species (or as may otherwise be agreed in writing with the Local Planning Authority) during the next planting season.

Reason - In the interests of amenity and the appearance of the locality, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

11. No development shall commence until details of the traffic management measures, including signage, to control the movement of traffic through the site have been submitted to and approved, in writing, by the Local Planning Authority. The approved measures shall be carried out before the development is first brought into use and retained thereafter.

Reason - In the interests of highway safety and to comply with Policies R/T10 and R/T11 of the Gosport Borough Local Plan Review.

12. The development hereby permitted shall not be brought into use until the access and egress points, the pedestrian footway and areas shown on the approved plan for parking, shall have been made available, surfaced and marked out, and these areas shall be retained for that purpose at all times.

Reason - In the interests of highway safety and to ensure adequate access and car parking are provided and retained, and to comply with Policy R/T11 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 03.
APPLICATION NUMBER: K15318/3
APPLICANT: Mr Ralf Latchana
DATE REGISTERED: 01.09.2009

**INTERNAL AND EXTERNAL ALTERATIONS AND DIVISION OF PROPERTY TO CREATE
1NO.THREE BEDROOMED DWELLING AND 1NO.SIX BEDROOMED DWELLING
71 Manor Way Lee-On-The-Solent Hampshire PO13 9JQ**

The Site and the proposal

The application site is located on the west side of Manor Way opposite the junction with Eastcliff Close. The property is a three storey eight bedroomed dwelling and is included on the Borough Council's List of Buildings of Local Interest. The property is set on an irregular shaped plot and is enclosed on all sides by wooden fencing together with dense trees and hedging. There is an area of paving on the northern side of the building which is currently used for vehicular parking. Access to the site is via an opening in the eastern boundary.

Immediately to the north-west of the site, is number 73 Manor Way, a two storey detached dwelling with rooms in the roof. The property is separated from the application dwelling by less than 1 metre. To the south of the site are numbers 1, 3 and 5 Newton Place. There is a separation distance of over 20 metres between the rear elevations of these dwellings and the southern elevation of the application property.

The application is to subdivide the dwelling to create 1no. six bedroom dwellinghouse and 1no. three bedroom dwellinghouse. A new entrance door will be introduced in the northern elevation to provide access to the three bedroomed house (dwelling B). The door will replace an existing window opening. Access to the six bedroomed house (dwelling A) will also be from the northern elevation via the existing entrance door. The only other external alteration will be the provision of a small dormer extension on the northern roofslope.

Parking for dwelling A will be within the existing paved area on the northern side of the site and will comprise a total of three spaces. Parking for dwelling B is shown within a double garage on the southern side of the site. The garage and a new access in the eastern boundary were approved under application K.15318/2. However, to date this consent has not been implemented. Turning space is shown at the front of the garage.

Both of the proposed dwellings will have their own areas of amenity space, separated by a 2 metre high close boarded fence.

Relevant Planning History

K7020/5 - Change of use from residential accommodation building to rest home for the elderly (Use Class C2) - withdrawn 10.10.95
K7020/6 - Change of use from residential to day school for 36no. (maximum) dyslexic children (Class D1) - withdrawn 10.10.95
K15318 - Erection of two storey extension - permitted 18.05.99
K15318/1 - Erection of single storey side extension incorporating indoor swimming pool - permitted 06.07.00
K17184 - Change of use from annex to separate dwellinghouse - permitted 07.08.06
K17184/1 - Alterations to semi-detached houses to create 2 detached houses - permitted 17.11.06
K15318/2 - Erection of double garage - permitted 12.07.07

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/OS8
Recreational Space for New Residential Developments
R/DP3
Provision of Infrastructure, Services and Facilities
R/T4
Off-site Transport Infrastructure
R/DP1
General Standards of Development within the Urban Area
R/BH5
The Local List
R/H4
Housing Densities
R/T11
Access and Parking

Consultations

Building Control	No objection
Streetscene (Waste & Cleansing)	1 x 240 litre domestic and 1 x 240 litre recycling bin required for each property.
Local Highway Authority	The access to Plot B's parking has not yet been constructed. Cycle parking required. Transport Contributions required.

Response to Public Advertisement

Nil

Principal Issues

1. The application site is located within the Urban Area Boundary where the principle of residential development is acceptable provided that the details accord with the policies contained within the Gosport Borough Local Plan Review. The main issues in this case therefore are the acceptability of the proposed subdivision in terms of its design and density, the impact on the character and appearance of the Locally Listed building and the amenities of adjoining and prospective occupiers, the adequacy of servicing and parking arrangements and the provision for cycle parking, refuse storage, open space and transport contributions.
2. The proposed subdivision would result in a residential density of 15 dwellings per hectare (dph). Whilst this is below the guideline figure of 30-50 dph as outlined in Policy R/H4, it is characteristic of the locality and the proposal would assist in providing a mix of dwelling types in the Borough. Each of the proposed residential units would have its own separate area of amenity space, which accords with the guidance contained within Appendix B of the Local Plan Review. The development would not result in an unacceptable change to the established pattern of development in the area and the proposal therefore complies with Policies R/DP1 and R/H4 and Appendix B of the Gosport Borough Local Plan Review.
3. The proposed internal and external alterations are minor in nature and will not harm the architectural character or setting of the Locally Listed building. The alterations will not be detrimental to the visual amenity of the locality or the amenities of neighbouring residents and the development therefore complies with Policies R/DP1 and R/BH5 of the Gosport Borough Local Plan Review.
4. The proposed parking area for dwelling A is currently used by the occupiers of the 8 bedroomed dwelling and therefore its continued use will not cause undue disturbance to the occupiers of the

neighbouring dwelling, number 73. The parking/turning area for dwelling B will be screened by dense planting and is sited over 15 metres from the rear elevations of the properties fronting Newton Place. Under the circumstances, I do not consider that associated vehicular movements will cause undue disturbance to neighbouring occupiers. The existing garden will be subdivided by a 2 metre high fence and this is sufficient to ensure an acceptable level of mutual privacy between the occupiers of dwellings A and B. In light of the above, the proposed development will not be detrimental to the living conditions of existing, prospective or neighbouring occupiers and therefore accords with Policy R/DP1 of the Local Plan Review.

5. The census data for Lee West ward suggests that car ownership comprises an average of 1.25 cars per household. The provision of three car parking spaces for the proposed six bedroomed dwelling and two car parking spaces for the proposed three bedroom dwelling is therefore likely to be sufficient. The spaces for dwelling A can be accessed in a safe and convenient manner and there is adequate intervisibility between vehicles exiting the site and all other users of the public highway. Details of the previously approved garage and access from Manor Way have not been provided within this application. It is therefore necessary to attach a condition requiring the submission of details relating to the provision and future retention of these facilities in order to secure an appropriate parking and access arrangement for the occupiers of dwelling B. The proposal will not significantly alter the traffic characteristics of the locality and in light of the above, will not have a detrimental impact on highway or pedestrian safety, in accordance with Policy R/T11 of the Gosport Borough Local Plan Review.

7. No provision has been made for long stay or visitor cycle parking or for the storage of refuse. However, there is sufficient room at the site to accommodate these facilities, the details of which will be secured by condition. The proposal therefore complies with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

8. The applicant has confirmed a willingness to enter a planning obligation under Section 106 relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space and transport and highway improvements, in accordance with Policies R/OS8, R/DP3 and R/T4 of the Gosport Borough Local Plan Review. Without this obligation the proposal is unacceptable.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

1. The payment of a commuted sum towards the provision and/or improvement of outdoor playing space.
2. The payment of a commuted sum towards transport infrastructure, services and facilities.

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location. The proposed internal and external alterations will preserve the architectural character and setting of the Locally Listed building and the development will not have a detrimental impact on the amenities of existing, adjoining or prospective occupiers or highway and pedestrian safety. Adequate provision is made for bicycle parking, refuse storage, open space and highway and infrastructure improvements. As such the proposal complies with Policies R/DP1, R/BH5, R/H4, R/T11, R/DP3, R/T4, and R/OS8 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. The materials to be used in the construction of the dormer extension shall match in type, colour and texture, those on the existing dwelling unless otherwise agreed in writing with the Local Planning Authority.

Reason - To ensure satisfactory visual relationship of the new development to the existing, and to comply with Policies R/DP1 and R/BH5 of the Gosport Borough Local Plan Review.

3. The development hereby permitted shall not be brought into use until the area shown on the approved plan for the parking of vehicles for dwelling A has been made available, surfaced, and marked out, and this area shall be retained for that purpose at all times.

Reason - In the interests of highway safety and to ensure adequate parking is provided and retained, and to comply with Policy R/T11 of the Gosport Borough Local Plan Review.

4. No development shall commence until details of the access, parking and turning area for dwelling B have been submitted to and approved, in writing, by the Local Planning Authority. The approved access, parking and turning provision for dwelling B shall be made available, surfaced and marked out before the development hereby permitted is first brought into use and shall be retained at all times thereafter.

Reason - In the interests of highway safety and to ensure adequate parking is provided and retained, and to comply with Policy R/T11 of the Gosport Borough Local Plan Review.

5. Before the development hereby permitted is first brought into use cycle storage facilities shall be provided and thereafter retained in accordance with a detailed scheme submitted to and approved, in writing, by the Local Planning Authority.

Reason - In order to ensure that adequate cycle storage is provided in compliance with Policy R/T11 of the Gosport Borough Local Plan Review.

6. Before the development hereby permitted is first brought into use facilities for the storage and removal of refuse from the site shall be provided and thereafter retained in accordance with a detailed scheme submitted to and approved, in writing, by the Local Planning Authority.

Reason - In order to protect the amenities of the area, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 04.
APPLICATION NUMBER: K13045/10
APPLICANT: Mrs Lisa Brown
DATE REGISTERED: 08.09.2009

CHANGE OF USE FROM DRIVING TEST CENTRE (SUI GENERIS) TO PHYSIO/MEDICAL CENTRE (USE CLASS D1) AND EXTERNAL ALTERATIONS INCLUDING THE PROVISION OF 2NO. NEW WINDOWS AND 3NO. VELUX SUN TUNNELS (CONSERVATION AREA) (as amended by plan received 20.11.09)
Driving Test Centre South Street Gosport Hampshire PO12 1EL

The Site and the proposal

The application site is located on the northern side of South Street within the High Street Principal Shopping Centre and an Existing Employment Area as defined on the Proposal Map of the Gosport Borough Local Plan Review. Part of the site also falls within the High Street Conservation Area.

The site was formerly used as a driving test centre. However, it has been vacant for over a year. The application building is constructed from buff and red bricks under a pitched roof of artificial slate tiles. The site is enclosed by a combination of metal railings and a low wire mesh fence. Car parking comprises a total of 19 spaces, including 2 disabled drivers' bays. Space is also allocated for motor cycle parking.

Access to the site is via a short length of highway which runs north from South Street. The road also provides access to the pay and display car park at the rear of Iceland supermarket and to the dental surgery to the east of site. Parking restrictions apply along the length of road.

It is proposed to use the premises as a physiotherapy/medical centre operating under Use Class D1 of the Use Classes Order. The centre would employ 2 full time and 8 part time members of staff and would be open 0800 - 2100 Mondays to Fridays and 0800 - 1800 Saturdays. It would not be open on Sundays or Bank Holidays. The applicant has indicated that visits to the centre will be staggered throughout the day, with a maximum of 16-18 visits per hour.

Internally, the building will be altered to provide a reception area, a consultation room, 3no. treatment rooms, a gymnasium, a staff room, a store, a changing room and toilet facilities. Externally, it is proposed to install 2no. velux sun tunnels in the southern roofslope and 1no. velux sun tunnel in the northern roofslope. New windows will also be introduced to the southern and eastern elevations.

The proposal will provide a total of 17 car parking spaces and provision has also been made for motor cycle and bicycle parking. Amended plans have been received showing an area for the storage of refuse bins. Access to the site will remain as existing.

Relevant Planning History

K13045/2 – Erection of superstore, 5 shops, restaurant, new driving test centre and associated car parking, servicing and pedestrian areas – permitted 08.04.91

Relevant Policies

Gosport Borough Local Plan Review, 2006:

- R/DP1
General Standards of Development within the Urban Area
- R/CF1
New or Improved Community Health Facilities
- R/S3
Principal & District Shopping Centres

R/S5
Non 'Class A' Uses in Shopping Centres at Ground Floor
R/EMP3
Protection of Existing Employment Sites from Inappropriate Development
R/T11
Access and Parking

Consultations

Building Control	No objection.
Property Services	No objection.
Economic Prosperity	No objection.
Streetscene (Waste & Cleansing)	No objection.
Local Highway Authority	No objection. Adequate vehicular and cycle parking is provided. The site is also in a town centre and near to a public car park.
The Gosport Society	Update to be provided.

Response to Public Advertisement

6 letters of support;
Issues raised:-

- the site is in convenient town centre location
- the proposed change of use should be supported as it avoids the eyesore of an empty building
- proposed change of use will maintain a local service and would benefit local sports clubs
- the clinic will be an asset to Gosport
- competence of the physiotherapist

Principal Issues

1. The quality of the physiotherapy service being offered is not a planning consideration. The main issues in this case are the impact of the proposed use on the vitality and viability of the Gosport Town Centre Principal Shopping Centre, whether the proposed external alterations will preserve or enhance the character and appearance of the High Street Conservation Area, the adequacy of parking, refuse and servicing arrangements and the impact of the proposal on neighbouring properties.
2. Policy R/CF1 of the Local Plan Review supports the provision of community and health facilities within defined shopping centres. Moreover, the development will bring a currently vacant unit back into use, operating six days a week and will provide significant employment opportunities for the residents of the Borough. It will enhance the vitality and viability of the Principle Shopping Centre and will complement the existing range of community services available within the Town Centre. The use is therefore acceptable in land use planning terms and complies with the aims and objectives of Policies R/CF1, R/S3, R/S5 and R/EMP3 of the Gosport Borough Local Plan Review.
3. The proposed windows in the southern and eastern roofslopes will match the design and materials of the existing windows. The proposed velux sun tunnels are of limited dimensions and will not appear incongruous. The proposed external alterations will not therefore detract from the overall appearance of this modern building and will preserve the character and appearance of the High Street Conservation Area. The proposal therefore complies with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

4. The application site is located in a Town Centre location with good links to public transport. Notwithstanding this, the proposed physio/medical centre will be served by a total of 17 car parking spaces with space also allocated for motorcycle parking. Moreover, ample parking is available in Walpole Park public car park on the opposite side of South Street. The number of vehicular movements associated with the proposed physio/medical centre will be similar to the previous use at the site and the applicant has indicated that visits will be staggered throughout the day. The existing access will be unaltered and space has been allocated for refuse and bicycle storage, the details of which will be secured by condition. In considering the above, the proposed change of use will not have a detrimental impact on highway or pedestrian safety or parking and traffic conditions in the locality. The development therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review.

5. The level of activity associated with the proposed use will be similar to many other establishments in the High Street and is acceptable within a Principal Shopping Centre. The comings and goings of clientele will not be significantly higher than that of the existing approved use and the proposed opening hours are similar to other establishments within the locality. The use of the site as a physio/medical centre will not therefore interfere with the everyday functions of adjoining uses and as such, the development complies with Policies R/DP1 and R/CF1 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the use as proposed will provide an important community facility and employment opportunities for residents of the Borough. Appropriate facilities are available for vehicular and bicycle parking and refuse storage. The proposal will preserve the character and appearance of the High Street Conservation Area and will not have a detrimental impact on the amenities of the occupiers of neighbouring properties, or highway and pedestrian safety. As such the proposal complies with Policies R/DP1, R/BH1, R/S3, R/EMP5 and R/T11 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. The development hereby permitted shall not be brought into use until the areas shown on the approved plan for the parking of vehicles shall have been made available, surfaced, and marked out, and these areas shall be retained for that purpose at all times.

Reason - In the interests of highway safety and to ensure adequate parking is provided and retained, and to comply with Policy R/T11 of the Gosport Borough Local Plan Review.

3. Before the development hereby permitted is first brought into use cycle storage facilities shall be provided and thereafter retained in accordance with a detailed scheme submitted to and approved, in writing by the Local Planning Authority.

Reason - In order to ensure that adequate cycle storage is provided in compliance with Policy R/T11 of the Gosport Borough Local Plan Review.

4. Before the development hereby permitted is first brought into use facilities for the storage and removal of refuse from the site shall be provided and thereafter retained in accordance with a detailed scheme submitted to and approved, in writing by the Local Planning Authority.

Reason - In order to protect the amenities of the area, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 05.
APPLICATION NUMBER: K16770/11
APPLICANT: Gosport Borough Council
DATE REGISTERED: 21.10.2009

REGULATION 13 - LISTED BUILDING APPLICATION - INTERNAL REPAIR AND STRENGTHENING OF EXISTING TIMBER ROOF STRUCTURE, MINOR INTERNAL REPAIRS TO SUPPORTING BRICKWORK, LOCALISED RE-FIXING OF EXISTING/NEW SLATES AND REPLACEMENT HIGH LEVEL ENTRANCE DOOR TO UPPER ROOF VOID AT THE SOUTH END OF THE BUILDING (CONSERVATION AREA)

Grand Magazine Explosion The Museum Of Naval Firepower Priddy's Hard Heritage Way Gosport Hampshire PO12 4LE

The Site and the proposal

The application building is located within the northeast section of the ramparts which encircle the Priddy's Hard Heritage Area. It is a Grade I Listed Building known as the Grand Magazine or 'A' Magazine. It is a broad, gabled building built of red bricks with a slate roof. The long, front, southwest facing elevation has a central wide raking buttress, containing a deep-set doorway, flanked by two further wide buttresses, all with stepped brick cappings under swept-down sections of the main roof, with similar stepped brick eaves cornice. It has a series of 6 very narrow ventilation slits in this front wall. The rear, northeast elevation is similar, but with a lower structure attached centrally linking to further buildings located to the east beyond which lies a Camber Basin. The gable ends each have a large central raking buttress, tumbled in at the top under a ventilation slit. There are small hatch doors at the top of the gables which provide access into the upper roof void. Within the building there is a barrel vaulted ceiling constructed in brick with large square brick piers. There is chalk fill laid over the brick vaulted ceiling with an upper roof void above. The building was constructed in the late 18th Century and used as a magazine and is a particularly well preserved example.

Structural Inspection Reports have been produced which demonstrate that the building has suffered roof spread. The proposed works are required to arrest the current localised roof spread condition and to strengthen the structure in other vulnerable areas to prevent future similar problems. This application is for the physical alterations necessary to repair the building. The repair methods developed are intended to involve minimum intervention and can generally be carried out from within the roof void but the works, which relate to a Grade I Listed Building, do require Listed Building Consent. As the works are minor and do not materially affect the external appearance of the building they do not require planning permission.

Where roof spread has occurred, or is likely to occur in the future, steel tie rods are to be inserted between the roof support beams/purlins to the upper roof triangulation. The positions of the new ties are chosen to control roof spread where existing timber ties have failed at the tie to beam/purlin joints and also to relieve horizontal thrusts on halving joints used in the length of the beams/purlins. The existing timber ties will remain in place. The new steel ties will be connected to the beams/purlins using bolted clamp, or yoke assemblies. No cutting, drilling or bolting into existing timbers is required. The level of the existing timber ties relative to the crown of the upper brick vault is such that the ties are cut into the crown to a depth of approximately 30mm. The new steel ties will also cut into the crown to the same depth in a narrow slot to suit the 16mm diameter tie rod. This will be less intrusive than the existing 150mm width cuts that were required to accept the existing timber ties. All existing timbers will remain in place, the new steel ties will be easily identifiable and new works can be removed if required in the future with no detriment to the existing construction. As the existing halving joints in the roof support beams/purlins do not all occur directly over supporting walls, vertical loads need to be carried by the reduced section at the joint. Vertical strutting onto the chalk fill laid over the brick vault has been positioned directly below some of these joints but some are currently unsupported. Since adequate load transfer through the reduced section of the joint cannot be demonstrated it is proposed to prop all unsupported joints. Vertical

propping onto the chalk fill is again proposed but since the degree of compaction of the chalk fill is unknown, in situ concrete pads are proposed to spread the prop load onto the chalk.

Although this new work copies the strutting used in earlier roof repair works it will be identifiable by the concrete spreader pads.

Over a length of approximately 1.2 metres, at both ends of the roof, simple ties cannot be inserted between the roof beams/purlins due to the existing masonry at these locations. Spread at roof beam/purlin level and opening of the rafter to ridge joints has occurred. These defects need to be addressed and it is proposed to fix timber collars to the existing rafters above the level of the masonry in these areas and to support these collars by locally increasing the height of masonry in this area by 3 to 4 brick courses. This new masonry will use either reclaimed bricks from the roof void, or new bricks to match the existing, in a lime mortar similar to the existing. The proposed works will involve making mechanical connection to the existing rafters at each end of the roof but intervention is minimal involving the drilling of a total of eight pairs of rafters for 10 mm diameter bolts.

It is also proposed to replace the high level entrance door to the upper roof void at the south end of the building. Complete replacement, like for like, is proposed.

Where spread of the roof has caused local disruption of the roof slates, attention to the roof covering is required. It is anticipated that local re-fixing of the existing slate will resolve this problem. Where any slates are damaged to the extent that they cannot be re-fixed, these will be replaced with matching slates.

Relevant Planning History

K16770 - Mixed use development for 198 residential units, roads, parking, landscaping and change of use of existing buildings and land to leisure, commercial and community uses - permitted 21.03.05

Relevant Policies

Gosport Borough Local Plan Review, 2006:
R/BH3
Development Affecting Listed Buildings

Consultations

Ancient Monument Society	No comments on this application.
Council For British Archaeology	No response.
English Heritage	Do not wish to offer any comments on this occasion. This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.
Society For The Protection Of Ancient Buildings	No response.
Twentieth Century Society	No response.
The Georgian Group	No response.
The Gosport Society	No objection.
The Victorian Society	No response.

Response to Public Advertisement

Nil

Principal Issues

1. The only issues in this case are the impact of the works on the character and appearance of this important Listed Building and how they will affect the historic fabric and its setting.
2. The works proposed are the minimum required to ensure the stability of the roof structure to this Grade I Listed Building. The works are acceptable due to their limited nature and as they take place within the hidden upper roof space. The detailed design of these structural works follows good practice and are easily identifiable so the new works can be removed if required in the future with no detriment to the existing construction. They are of a very minor nature and subject to conditions requiring further details of the replacement high level entrance door and the use of matching slates, will not adversely affect the historic character and appearance of 'A' Magazine or its setting.
3. As the building is Grade I Listed under the provisions of the Listed Building and Conservation Areas Regulations 1990 it is a requirement to notify the Secretary of State that the Council is minded to grant Listed Building Consent.

RECOMMENDATION: Subject to no direction from the Secretary of State calling in the application Grant Listed Building Consent

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the works proposed are the minimum required to ensure the stability of the roof structure to this Grade I Listed Building. The works are acceptable due to their limited nature and as they take place within the hidden upper roof space. They are of an appropriate design and will not adversely affect the historic character and appearance of 'A' Magazine or its setting. As such the proposal complies with Policy R/BH3 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

1. The works hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

Reason - To comply with Section 18 of the Planning (Listed Buildings and Conservation Area) Act, 1990 (as amended).

2. The slates to be used shall match in colour and texture, those on the existing building unless otherwise agreed in writing with the Local Planning Authority.

Reason - To ensure satisfactory visual relationship of the new slates to the existing and to retain the character and appearance of the Listed Building, and to comply with Policy R/BH3 of the Gosport Borough Local Plan Review.

3. Details of the high level entrance door including horizontal and vertical sections at a scale of 1:20 to demonstrate that it is an accurate reproduction of the existing shall be submitted to and approved in writing by the Local Planning Authority before works relating to that part of the development is commenced. The development shall thereafter be carried out in accordance with the approved details.

Reason - Such details have yet to be submitted and to ensure the alteration retains the character and appearance of the Listed Building, and to comply with Policy R/BH3 of the Gosport Borough Local Plan Review.