

City Life Church 85 Tangier Road Portsmouth PO3 6HU.

Construction of two storey extension to western elevation and part two storey/part single storey extension to eastern elevation; including alterations to the main entrance and associated external landscaping to meet accessibility requirements (amended plans).

LINK TO ONLINE DOCUMENTS:

[HTTPS://PUBLICACCESS.PORTSMOUTH.GOV.UK/ONLINE-APPLICATIONS/SIMPLESEARCHRESULTS.DO?ACTION=FIRSTPAGE](https://publicaccess.portsmouth.gov.uk/online-applications/simplesearchresults.do?action=firstpage)

Application Submitted By:

Facture Architects Ltd.

FAO Miss Rebecca Muirhead

On behalf of:

Paul Cowdery

RDD: 1st April 2021

LDD: 23rd June 2021

1.0 SUMMARY OF MAIN ISSUES

1.1 This application is brought to the Planning Committee for determination due to the number of objections (39). There have also been 32 letters of support for the application.

1.2 The main issues for consideration relate to:

- Design;
- Impact upon residential amenity
- Transport issues

1.3 SITE, PROPOSAL AND RELEVANT PLANNING HISTORY

1.3 Site and Surroundings

1.4 The application site relates to a 1930s church located on the northern side of Tangier Road, on the junction with Lynton Grove. Lynton Grove is a one-way street, northbound only. The surrounding area is predominantly residential in nature and is characterised by rows of terraced properties, which differ in size and design. Baffins local centre lies opposite to the east and west and has a range of shops and services. St Josephs Church, and St Cuthbert's with St Aiden Church, lie to the west and south-west (175 and 350m away). The nearest bus stops for the site are located 75m to the east and 100m to the west. These serve the Firstbus 14 service that runs between Baffins, Copnor, Portsmouth via New Road and Arundel Street. This operates as an hourly service Monday to Friday with a less frequent services on Saturdays and Sundays. The first service runs from Portsmouth College to the east at 10:17 on Sunday mornings passing the Church on its way to the City Centre. A return bus leaves the City Centre at 12:45 passing the Church on its way to Portsmouth College.

1.5 The two principal spaces within the building are a ground floor 'community hall', and a first floor 'main hall'. The church has a brick and metal railing boundary to the back of pavement, with grass and shrubs behind. The principal entrance is to Tangier Road, with a secondary entrance on Lynton Grove. The applicant owns the neighbouring residential property to the east, no. 87 Tangier Road.



SITE LOCATION PLAN



1.6 Proposal

- 1.7 The applicants state that the overall aim of the proposals is to connect people with the church by creating a new street facing presence to 'open' the church to the public. The space would be multi-faceted to encourage new visitors to the church, enhance the experience for the congregation, and support corporate events space.
- 1.8 The development aims to maximise the site for delivering additional space for local activities run from there, storage for food-bank items, as well as providing 'events space'.
- 1.9 The development has two principal elements:
 * a two-storey extension to the western elevation, on Lynton Grove;
 * a part single-storey, part-two-storey extension to the eastern elevation.
- 2.0 The western extension would allow the enlargement of the ground-floor community hall, and the enlargement of the first-floor main hall.
- 2.1 The eastern extension would allow the provision of a ground-floor café, built off the existing kitchen, and a first-floor accessible wc and lift.
- 2.2 There are various other internal alterations associated with the extensions and general re-arrangements of rooms and functions. The extensions would be constructed principally in brick to match the existing building, with significant glazed elements to the Tangier Road front (south elevation). The applicants design statement indicates that the new architecture will reference the host building with the use of similar masonry elements. It goes on to say that a new contemporary brick will pick up on the lighter tones of the existing brick mortar and will be used alongside a light stone pallet for some of the other building and landscaping elements. New window frames will be dark and tie-in with additional architectural elements such as the church signage. The western extension would be set back from the site edge by 1.8m, with bike parking, a small bin store, and proposed tree planting.

- 2.3 The drawings have been amended during the course of the application with reduced footprint and bulk to the ground and first floor extensions to the east side. Also, the main entrance has been redesigned to retain the existing arches.
- 2.4 Car parking arrangements would remain unchanged (no off-street parking available), provisions provided on neighbouring streets. The Church has the use of Portsmouth College's large car park from where visitors/worshippers can walk to and from, or make use of the College's mini bus as a park and ride facility. Cycle parking is proposed on site, increasing from the existing 12 spaces, to 14.
- 2.5 The application is supported by a Design & Access Statement, and a Transport Statement and Parking Survey.
- 2.6 Relevant Planning History
- 2.7 12/00923/FUL - Installation of new doors to side (east) elevation (to replace existing windows). Permission granted 08 Nov 2012.

3.0 POLICY CONTEXT

- 3.1 Portsmouth Plan (2012):
- PCS23 (Design and Conservation)
- 3.2 In accordance with the National Planning Policy Framework (2021) due weight has been given to the relevant policies in the above plan.

4.0 CONSULTEE RESPONSES

- 4.1 Environmental Health
No objection
- 4.2 Highways
Informal comments summarised as: The Transport Statement provided makes a credible case based upon the assumptions of the applicant about the intended/future use of the site, no objection raised. Any new or intensified uses occurring during weekday working hours are not likely to be an issue in terms of parking.

5.0 REPRESENTATIONS

- 5.1 39 representations have been received in objection. 32 objections have been received in support.
- 5.2 The main issues raised within the objections were as follows:
- Loss of parking
 - Increase in traffic, Additional cars would impact road safety
 - Noise disturbance
 - Shading and Loss of light to neighbouring garden
 - Resulting building would be out of keeping, Overdevelopment, Dominance
 - Need for extension not justified
 - Loss of privacy/ overlooking
 - Increased light pollution from security lights and signage.
 - Impact on small businesses
 - Construction noise and disturbance
 - Health concerns as a result of construction dust

- 5.3 The letters of support raised the following points:

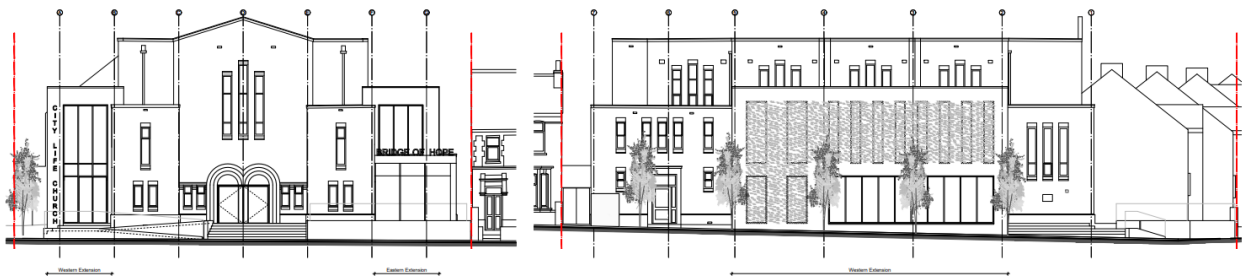
- Will make City Life Church more welcoming and accessible to the community.
- Will be able to provide additional opportunities to the residents of this lovely local area
- Parking could be an issue, but the church has parking facilities in the college car park for the congregation to use, which I'm sure will be strongly advised.
- to modernise the look of the front of the building will bring a fresh look to the Baffins area and be a space the whole community can enjoy
- It will be lovely to see the church looking more open and to be able to see inside from the street, much more appealing to the eye.

6.0 COMMENT

6.1 Design

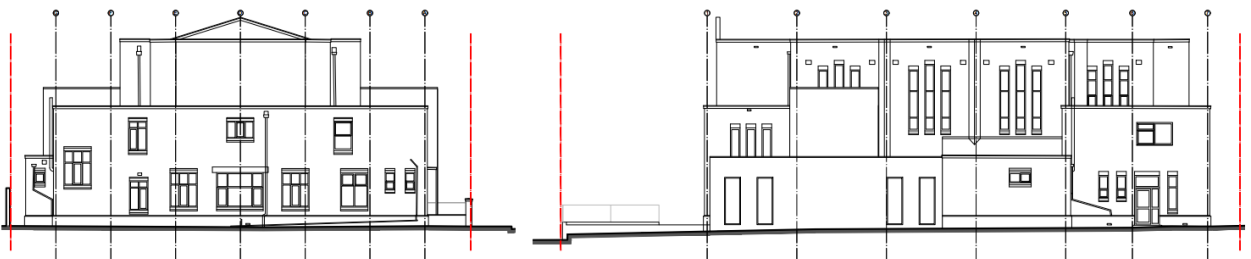
6.2 Policy PCS23 of the Portsmouth plan states that all new development must be well designed and, in particular, respect the character of the city.

6.3 The proposed extensions would be quite prominent in this location, however the proportions, materials and design would appear subservient and respectful to the building. The amended drawings provided a reduction in bulk and scale and utilise existing features like the existing entrance arches and show much scaled back additions. The site is considered to be of adequate size to accommodate the development. The proposal is considered to be acceptable from a design perspective.



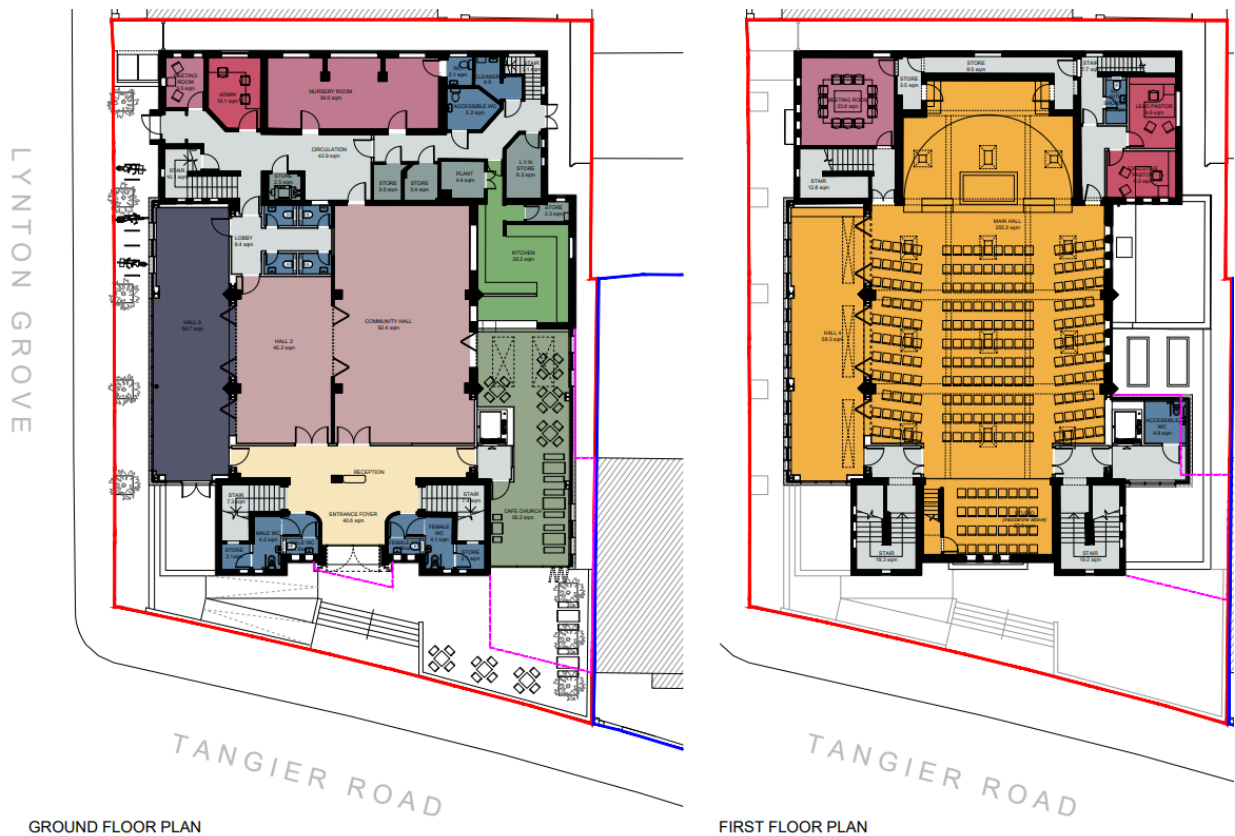
01: SOUTH ELEVATION

02: WEST ELEVATION



03: NORTH ELEVATION

04: EAST ELEVATION



GROUND FLOOR PLAN

FIRST FLOOR PLAN

6.4 Amenity

6.5 Policy PCS23 of the Portsmouth Plan includes, amongst other things, that new development should ensure the protection of amenity and the provision of a good standard of living environment for neighbouring and local occupiers as well as future residents and users of the development.

6.6 The building is currently in operation as a church. The proposed extensions would mostly provide additional space for halls and associated facilities. It is not considered that the additional floorspace would result in a significantly greater effect on local amenity through noise and comings-and-goings due to increased visitor/worshipper numbers such as to warrant withholding planning consent.

6.7 The upper floor windows in the western elevation have been set out with neighbour amenity in mind - gapped brickwork across the windows to avoid the perception of overlooking. Whilst a significant extension in the street, it is well-designed and would be an acceptable addition to the host building and within the streetscene.

6.8 The eastern extension lies adjacent to no. 87 Tangier Road, which the applicant owns. It would be sited 1m off the boundary. The single-storey element would be visible from no. 87 but due to its separation, height and flat-roof, would not exert an undue effect upon no. 87's amenity. The two-storey element would be sited slightly further off the boundary, and lie between the single-storey height of existing and proposed side elements, and the taller main body of the church behind. So, again, although it would be visible from no. 87, its effect on outlook and light is not considered excessive.

6.9 The above two properties are the two closest to the proposed extensions. Others would have sight of the development but would be less affected due to distance and positions.

7.0 The proposed development as a whole is not considered to result in undue loss of light, overshadowing or overbearing presence to the occupants of neighbouring properties.

- 7.1 For these reasons, it is considered that the proposed development would not result in undue adverse impacts on the residential amenities of those living immediately adjacent in terms of outlook, light, privacy or sense of enclosure.
- 7.2 In this instance and given the nature of the existing site as an operational church, it is not considered that the proposals would result in any undue noise and disturbance, over and above what is currently experienced by neighbouring occupiers.
- 7.3 Transport
- 7.4 The applicants Transport Statement states that on a few occasions, the Church is used in the evenings for training events which can see a total of 15 – 30 people in attendance. On Sunday mornings the congregation usually consists of between 160 and 200 adults and children and that a significantly increase in congregation as a result of the extensions is not anticipated, given that church membership tends to be fairly constant with people moving to and from the area and some passing away. It also indicates that the proposed café would be used as a Community Hub, and is unlikely to be used as a destination point in itself.
- 7.5 This is an existing public, community, religious land use in the urban area. Like most places of worship, it has specific periods of use when a number of people attend the site, that may result in local effects, typically extra parking pressure. These periods of maximum use are relatively limited in time and frequency, and are well-known to local residents.
- 7.6 Two car parking beat surveys were undertaken on 10th and 31st January 2021. It revealed that of 640 effective on-street parking spaces within a 300m walk of the site, only 37 spaces were available during normal Church attendance times on each day. The Applicant noted this was due to unprecedented circumstances, brought about by the Covid 19 Pandemic. Department for Transport statistics showed that the national vehicle usage was then running at almost 50% of that as of January 2020, i.e. fewer cars were in use so local parking pressure was higher.
- 7.7 the Applicant states that a small number of the Congregation, mainly those travelling from the outer postcode areas, tend to drive and seek on-street car parking. Roads surrounding the site are not subject to on-street parking controls other than at junctions and bus stops.
- 7.8 The extensions proposed to the building are not excessive in size, it is not anticipated that the effects of the development, on parking for example, would be so much more than the existing.
- 7.9 Other objection points raised
- 7.10 Other points not yet addressed were: Increased light pollution from security lights and signage, Impact on small businesses, Construction noise and disturbance, Health concerns as a result of construction dust.

The building fronts the public realm with houses, shops, traffic and street lights, any lights and signage is not likely to materially or adversely affect local amenity.

The existing church could offer ancillary facilities such as the café now proposed.

Construction matters such as noise and dust, and parking, would be matters for the Applicant to address with other Departments of the city council.

8.1 Conclusion

- 8.2 Paragraph 93 of the NPPF states that "To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and

places of worship) and other local services to enhance the sustainability of communities and residential environments"

- 8.3 Paragraph 187 goes on to say that "Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs)"
- 8.4 The proposal is considered to be of an acceptable design, scale and form that would satisfactorily integrate with the site's context. The proposal would not unacceptably impact upon the amenities enjoyed by the occupants of neighbouring properties. In addition, the development is not considered to result in any undue significant detrimental impact on parking and road safety within the locality. The proposal is considered to accord with policy PCS23 and capable of support.

RECOMMENDATION Conditional Permission

Conditions

- 1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2) Unless otherwise agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings - Drawing numbers: 0221_1205 (Draft), 1210A, 1211A, 1400A., 0221_1005_EXISTINGPLANS, 0221_1010_EXISTINGGROUNDLOORPAN, 0221_1011_EXISTINGFIRSTFLOORPLAN, 0221_1012_EXISTINGROOFPLAN, 0221_1030_EXISTINGSECTIONS, 0221_1040_EXISTINGELEVATIONS, 0221_1041_EXISTINGELEVATIONSANDCONTEXT, 0221_1212_PROPOSEDROOFPAN, 0221_1300_PROPOSEDSECTIONS, 0221_1000_SITELOCATIONPLAN

Reason: To ensure the development is implemented in accordance with the permission granted.

- 3) Notwithstanding the submitted details, no development works other than those of the construction of the building's foundations shall take place until precise constructional drawings of key architectural features at a 1:20 and 1:5 scale (or such other appropriate scale as may be agreed), and sample materials, have been submitted to and approved in writing by the Local Planning Authority. This shall include, but not limited to: -
- Windows (for each type) fabrication details including: window frame profile/dimensions; method of opening; colour treatment; reveal depth and detailing; junctions at headers and cills; relationship with internal floors and ceilings;
 - Glazing and surroundings to ground level including: frame profile/dimensions; doors and glazing types; infill panels; colour treatment.
 - Bricks (inclusive of 'perforated brick') to be used on the external surfaces of the building.
 - boundary treatments and finishes
 - hard landscaping and floorspace treatments around the site, including a detailed landscaping scheme for the external areas, which shall specify species, planting sizes, spacing and density/numbers of trees/shrubs to be planted, the phasing and timing of planting.

The development shall thereafter be carried out in full accordance with the details approved.

Reason: To secure a high quality appearance in the interests of visual amenity in accordance with Policy PCS23 of the Portsmouth Plan (2012), and the aims and objectives of the National Planning Policy Framework (2021).