

DELEGATED OFFICER REPORT

Site Address:	Premier Store,108-110 Elm Grove, Hayling Island		
Proposal:	Proposed alterations to front and side shop elevations (alternative to the details as approved under Planning Permission APP/20/00015), to include external roller shutters.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00917	Expiry Date:	06/02/2025
Applicant:	Mr M Patel		
Agent:		Case Officer:	Steve Weaver
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site, 108-110 Elm Grove is located on the eastern side of Elm Grove within settlement limits. This part of Elm Grove comprises a secondary frontage within the Gable Head District Centre as defined in the adopted Havant Borough Local Plan (Allocations), and is characterised by ground level retail development with residential and office space above, predominantly two-storey in height.
- 1.2 A detached retail and showroom building at 112 Elm Grove, flanks the site to the north west while the grounds of The British Legion Club flank the site to the north east. A tall telecommunications mast and ground unit lie just to the rear of No 112.
- 1.3 A site access road off Elm Grove, running west-east, skirts the southern edge of the development site and separates the site from a Veterinary practice at 104-106 Elm Grove to the south. The access road affords access to a car park in the space between the two buildings.
- 1.4 The original site buildings comprising a retail frontage and a cluster of other buildings to its rear have been demolished subsequent to the grant of full planning permission APP/20/00015, as amended by APP/22/00132, for redevelopment of the site for mixed retail/residential use. Redevelopment work is well advanced at the site, with the external shell of the new buildings largely complete but with external groundworks and internal fittings still under way.

2 Relevant Planning History

APP/20/00015 - Demolition of retail unit and associated outbuildings and construction of a 3 storey building consisting of 1No retail unit with 4No one bedroom flats fronting Elm Grove and a 3 storey, sheltered housing, building consisting of 19No one bedroom and 20No two bedroom assisted living accommodation with associated car parking and external works to the rear. Request to discharge conditions 12 (construction method statement) & 15 (foul and surface water drainage) received 15/02/2022. Request to discharge conditions 6, 7, 8 and 9 (received 23/05/2022). **Permitted 18/03/2021.**

This represents the original permission for comprehensive redevelopment of the site, and relates to two separate planning units within the overall site - a sheltered housing block to the rear of the site; and a retail unit with flats above on the Elm Grove

frontage itself. It is the retail unit which is the subject of the current application.

APP/22/00132 - Variation of condition 2 of Planning Permission APP/20/00015 (Demolition of retail unit and associated outbuildings and construction of a 3 storey building consisting of 1No retail unit with 4No one bedroom flats fronting Elm Grove and a 3 storey, sheltered housing, building consisting of 19No one bedroom and 20No two bedroom assisted living accommodation with associated car parking and external works to the rear) relating to variation to approved plans to allow for (i) Proposed FFL of main, assisted living housing block raised by 450mm, to facilitate the sewer connection to existing below ground drainage system; and (ii) Southeast corner of main roof cantilevered to ensure buildability - the floor plans at lower levels are un-affected by this change. (Approved 22/12/2022) Request to Discharge Condition 16 (27/02/23). Request to Discharge Conditions 4,5,13 & 14 (03/10/2024).

Permitted 22/12/2022

This variation of condition application related to changes to the design and appearance of the sheltered housing block only; as a S73 application, however, it resulted in a fresh permission for the entire site.

APP/23/00816 - Non Material Amendment of Planning Permission APP/22/00132 to simplify the roof structure (to align scheme with previously consented design under APP/20/00015) and relocation of approved substation from northern to southern boundary with consequential amendments to car parking layout and landscaping.

Permitted 04/02/2025

3 Proposal

- 3.1 The application proposes alterations to the front and side shop elevations as an alternative to the details as approved under Planning Permission APP/20/00015 to include external roller shutters.
- 3.2 As approved, the front elevation features a central opening entrance comprising two doors, with large floor-to-ceiling shop windows of three panes to the north and south on either side. The southern side elevation features further floor-to-ceiling windows, one of two panes and one of a single pane. As approved the shopfront comprises composite UPVC windows with an external PPC metal frame and PPC metal screen in grey.
- 3.3 The revised design proposed relocates the shop door to the southern floor-to-ceiling opening on the front elevation, whilst maintaining floor-to-ceiling window panes to the other apertures. The aperture sizes remain as approved, with the frame colouring of grey maintained.
- 3.4 The application also makes provision for the installation of dark grey roller shutters to the window apertures - these would feature an external box housing and be finished in dark grey to match the windows.
- 3.5 **Officer note:** *The application documentation is of limited quality; however given that the building exists and the apertures for the shopfront have already been formed pursuant to APP/20/00015, it is considered that there is sufficient detail contained in the submission to enable an informed assessment to be made of the proposals, as set out in Section 7 below.*

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

HY1 (Hayling Island Housing Allocations)

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

AL3 (Town, District and Local Centres)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Mark Coates

No comments received

Councillor Netty Shepherd

No comments received

Councillor Peter Oliver

No comments received

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: 13

Number of site notices: One

Statutory advertisement: Not applicable.

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) Impact upon the character and appearance of the area
- (iii) Impact upon amenity

(iv) Biodiversity Net Gain

(i) Principle of development

- 7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development management criteria. The proposal seeks to provide an alternative shopfront design to that previously approved as part of a comprehensive redevelopment of the site to deliver a sheltered housing block to the rear of the site and a retail unit with flats above on the Elm Grove frontage; most recently permitted under APP/22/00132 (which amended the earlier permission APP/20/00015). The principle of development is therefore well established on this site, and the proposed changes do not affect the nature of the uses previously approved, nor the movement patterns expected to the shop unit given that the opening doors remain on the front (west elevation).

(ii) Impact upon the character and appearance of the area

- 7.3 The nature of the amended shopfront design itself is such that it largely echoes the character of that previously approved - the window openings remain of the sizes previously approved; the grey framing also remains; whilst the number of panes in each opening also remains as approved. It is only the location of the opening door which has changed from a central position on the front elevation to an alternative location within the southern window aperture on that same elevation. Overall the changes maintain the design integrity of the original scheme approved, and are not considered to have any adverse impact upon the character of the area. The amended design would remain consistent with the objectives of Policy AL3 of the Allocations Plan which seeks to ensure that shopfronts in primary shopping areas feature an appropriate display window (noting that the site is in fact within a secondary frontage).
- 7.4 With regard to the proposed roller shutters, these are a new element of the design and did not feature in the original building design. In principle they are supported by Policy CS16 of the Core Strategy, which calls for new development to "*reduce opportunities for crime and antisocial behaviour*". At the same time, however, the supporting text to Policy DM21 of the Allocations Plan adds a note of caution, advising that "*Security shutters are sometimes necessary to protect shop premises, but can create significant visual intrusions in the streetscene. It is important, therefore, for proposals to strike the right balance between security and good design.*"
- 7.5 In the case of the current proposal, whilst the shutters are solid in appearance and feature an external box housing, there are other examples of similar styles of shutters in the immediate vicinity - in particular at No 100 Elm Grove to the south and No.115 opposite the site. The shutters are intended to relate to each of the window openings rather than obliterating the entire frontage of the building, and will feature a dark grey finish in keeping with the window finishes elsewhere on the building. Furthermore, on the more prominent front elevation the external box housing will in practice sit beneath a larger projecting metal screen which forms part of the original approved design of the block.
- 7.6 Taken together, on balance it is considered that the design of the roller shutters as proposed will harmonise with the character of the building as a whole, and will not detract from the overall character of the surrounding area. It would meet the requirements of Policy CS16 of the Core Strategy and Policy DM21 of the Allocations Plan.

(iii) Impact upon amenity

- 7.7 The application site lies within a mixed use area which features a blend of commercial and residential uses. Adjacent to the application site itself are a detached retail and showroom building to the north, and a Veterinary practice to the south, whilst the block of flats opposite are separated from the site by the busy Elm Grove.
- 7.8 In this context the proposed amended shopfront design will have no adverse impact on the amenity of any of the adjoining uses and would meet the requirements of Policy CS16 of the Core Strategy.

(iv) Biodiversity Net Gain

- 7.15 Biodiversity Net Gain (BNG) is a legal requirement for planning permission introduced for small sites such as this on 2nd April 2024. An exemption from the BNG requirements is available for developments where the development proposals fall below the applicable thresholds of 25sqm of on-site habitat or 5m of on-site linear habitats.
- 7.16 Having given due consideration to the nature of the proposals, it is clear that no habitat will be lost as a result of the works. On this basis it is agreed that the development is exempt from BNG requirements.

8 Conclusion

- 8.1 The proposed alternative shopfront design to that previously approved as part of a comprehensive redevelopment of the site is considered to be acceptable in principle. Furthermore, it would be appropriate in terms of design and impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis the proposals accord with the development plan as a whole and national policy, and conditional planning permission is recommended.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00917 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by 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:

Location Plan - published 12/12/24
Metal Shutter Example - published 10/12/24
Proposed Side Parking Area - published 21/11/24
Proposed Door Position - published 21/11/24
Glass Panels & Door Position - published 21/11/24
Proposed Floor Plan - published 20/11/24

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.