
Site Address:	Newtown House Hotel, Manor Road, Hayling Island, PO11 0QR		
Proposal:	Proposed 1No. 2 bedroom first floor flat over existing flat roof at first floor to hotel annexe; ground floor side extension to accommodate creation of new entrance.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00458	Expiry Date:	22/08/2023
Applicant:	Mr Boothroyde Marblesea Ltd		
Agent:	Mr Graham Ash Ashplan	Case Officer:	Tina Pickup
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Newtown House hotel is a Grade II Listed Building located on the east side of Manor Road in Hayling Island. The Listing details describe it as:

House, now a hotel. Early C19, with late C19 and early C20 extensions. Brick walls, with a tile roof. Symmetrical front (south) of 2 storeys, 4 (once 3) windows. Brick dentil eaves, red brickwork in Flemish bond with blue headers, stone lintels. Sashes in exposed frames. Doorcase with pediment, frieze and architrave, ½-glazed door.

- 1.2 The building has had numerous extensions and alterations and includes some detached buildings, which are not part of the listing. Access to the site is via a one-way system with the entrance being at the southern end of the site; a single width drive serves parking spaces against the southern and eastern boundaries, and provides a loop round the edge of the site to the exit at the northern end of the site. The site is flat and level. It is understood the hotel has 25 bedrooms and has a restaurant open to the public and hosts events.
- 1.3 Within the grounds, to the north of the hotel, permission was granted in September 2017 for the construction of 3No.dwellings which are now completed and occupied. The frontage of the northern part of the site is marked from Manor Road by a 2m high brick wall with curved coping stone. A further brick wall with high hedge divides the site of the dwellings from the front gardens of the hotel.
- 1.4 The arrangement of the additions to the hotel building create a central lawned courtyard style area to the east, serving the hotel and guests. The north-eastern 'wing' comprises a more modern brick building that is part 2 storey with hipped tiled roof, and part single storey flat roofed. This wing comprises hotel bedrooms and is linked with a canopy roof to the main building. The current application relates to this north-eastern wing.

2 Planning History

90/52209/005 - 2 storey ext at rear of hotel to form 9 add'l bedrooms with car parking & landscaping & re-alignment of front wall adjoining access onto Manor Road, PERM,

96/52209/017 - Internal alterations and single storey extension to south elevation, (revised application), PERM,06/09/1996

96/52209/018 - Listed Building application for internal alterations and single storey extension to south elevation (revised application), PERM,06/09/1996

95/52209/015 - Internal alterations and single storey extension to south elevation, REF,09/02/1996

95/52209/016 - Listed building application for internal alterations and single storey extension to south elevation, REF,09/02/1996

91/52209/006 - Single storey 3 bedroom extension to north of annexe (in addition to 9 bedrooms previously approved), REF,

91/52209/007 - Proposed single storey building for hotel staff accommodation to north of existing hotel, REF,09/04/1991

91/52209/008 - Two storey extension to annexe building to form four additional bedrooms (in addition to previously approved nine beds), PERM,

92/52209/010 - Listed Building Application for single storey extension a rear., REF,

92/52209/009 - Single storey extension to bar area, REF,

93/52209/011 - Single storey bar extension and associated car parking., REF,29/04/1993

93/52209/012 - Listed building consent for single storey bar extension and associated car parking., REF,29/04/1993

93/52209/014 - Listed building application for removal of chimney and stack complete., PERM,

08/52209/019 - Construction of new external walkway to rear of existing bar and function room. , PERM,04/03/2008

08/52209/020 - Conversion of existing swimming pool building to function suite. Alterations to fenestration and glazed screen creating enclosed walkway., WD,28/02/2008

08/52209/021 - Listed Building Consent for conversion of swimming pool building to function suite. Alterations to fenestration and glazed screen creating enclosed walkway., WD,28/02/2008

08/52209/022 - Listed Building Consent for construction of new external walkway to rear of existing bar and function room. , PERM,04/03/2008

08/52209/023 - Conversion of existing swimming pool building to function suite. Infilling of 2 small external areas to create walkway. Use of existing tennis court for car parking. Addition of acoustic screening. (Revised application.), PERM,28/05/2008

08/52209/024 - Listed Building Consent for new brick wall, 2 new glazed screens and roof over to complete existing walkway. Change use of swimming pool and gym. Use of existing tennis court for car parking. (Revised application.), PERM,20/05/2008

08/52209/025 - Listed Building Consent for internal alterations and replacement of first floor windows., PERM,13/06/2008

08/52209/026 - Discharge of condition 2 of Planning Permission 08/52209/019., PERM,24/06/2008

08/52209/027 - Works to 1950's annexe including new door and windows to ground floor west elevation., PERM,11/07/2008

08/52209/028 - Works to 1950's annexe. New door and windows to ground floor west elevation. Internal alterations to create additional ensuite bathroom. Additional minor internal alterations., PERM,15/07/2008

08/52209/029 - Extension to existing restaurant. Internal modifications to create a larger kitchen. New escape stair to first floor guest accommodation.,
 PERM,19/11/2008

08/52209/030 - Listed Building Consent for extension to existing restaurant. ,
 PERM,21/11/2008

09/52209/031 - Modifications to grounds to create new parking spaces and extension to road layout to create one way road system, including new access to Manor Road.,
 REF,22/07/2009

09/52209/032 - Area of existing fruit trees cleared to allow for new access drive and additional parking spaces. A new planting buffer added between proposed car park spaces and boundary line. New access onto Manor Road., UNK,

09/52209/035 - Modifications to grounds to create new parking spaces and extension to road layout to create one way road system, including new access to Manor Road. ,
 PERM,06/10/2009

09/52209/036 - Listed Building Consent for the repair and extension of boundary wall.,
 PERM,12/10/2009

APP/10/00299 - Discharge of Condition No's 3, 5 and 6 of Planning Permission
 09/52209/035., PERM,15/09/2010

APP/10/00412 - Application for non-material changes to Planning Permission No. 08/52209/029 relating to modification to existing chimney., PERM,18/08/2010

APP/11/00286 - Listed Building Consent for internal works to stable block; structural support to existing oak floor beams; removal of asbestos and minor repairs to roof. ,
 PERM,20/07/2011

APP/11/01771 - Extension of time limit for implementation of Planning Permission 08/52209/029 for extension to existing restaurant, internal modifications to create a larger kitchen and new escape stair to first floor guest accommodation.,
 PERM,20/01/2012

APP/11/01772 - Extension of time limit for implementation of Planning Permission 08/52209/030 for Listed Building Consent for extension of existing restaurant.,
 PERM,20/01/2012

APP/12/00334 - Construction of storage area between 2 existing fences to east boundary of site with new slate roof over and feathered edge boards to face.,
 PERM,28/11/2012

APP/12/00353 - Construction of new glazed walkway from access road to reception; rationalising secondary access to bar including alterations to existing porch; creation of beer keg storage area and new access to bar store including removal of an existing window, insertion of new door and erection of 1.8m close board fence; and partial reduction in height of existing brick wall adjacent to main entrance., PERM,29/05/2012

APP/12/00359 - Erection of single storey smokers shelter; modifications to existing external terrace; construction of link from main hotel to annexe, enclosing existing covered walkway and creation of central 'break out area'; replace existing flat roof at east end of annexe with new tiled pitched roof; minor amendments to internal layout.,
 PERM,30/05/2012

APP/12/00370 - Construction of new glazed walkway from access road to reception; rationalising secondary access to bar including alterations to existing porch; creation of beer keg storage area and new access to bar store including removal of an existing window, insertion of new door and erection of 1.8m close board fence; and partial reduction in height of existing brick wall adjacent to main entrance., PERM,29/05/2012

APP/12/00372 - Listed Building Consent for construction of storage area between 2 existing fences to east boundary of site with new slate roof over and feathered edge boards to face., WD,29/05/2012

APP/12/00373 - Listed Building Consent for construction of new glazed walkway from access road to reception; rationalising secondary access to bar including alterations to existing porch; creation of beer keg storage area and new access to bar store including removal of an existing window, insertion of new door and erection of 1.8m close board fence; and partial reduction in height of existing brick wall adjacent to main entrance.

, PERM,30/05/2012

APP/14/00050 - Crown reduce 1No. Yew Tree (T2) by 2m and crown raise by 1m; Crown reduce 1No. Oak (T1) by 1m both trees are subject to TPO 1853. Remove large bow, crown reduce by 5m 1No. Poplar; Fell 1No. Poplar; Crown reduce 2No. Poplars by 4m, trees are within G1 of TPO 1755., PERM,07/03/2014

APP/14/00692 - Erection of 3No. 2bed dwellings with associated landscaping and car parking. Erection of bin and cycles store., PERM,24/09/2014

APP/14/00693 - Single storey front extension (and orangery) to restaurant., WD,01/09/2014

APP/14/00710 - Listed Building Consent for erection of 3No. 2bed dwellings with associated landscaping and car parking. Erection of bin and cycles store., WD,22/09/2014

APP/14/00711 - Listed Building Consent for single storey front extension (orangery) to restaurant., WD,01/09/2014

APP/15/00215 - Single storey front extension (and orangery) to restaurant. Request to Discharge Condition No. 2 & 3 of Planning Permission APP/16/00215 (07.09.16)

, PERM,15/04/2015

APP/15/00231 - Listed Building Consent for single storey front extension (and orangery) to restaurant. Request to Discharge Condition No. 2 & 3 of Planning Permission APP/16/00231 (07.09.16)

, PERM,15/04/2015

APP/15/00314 - Retention of existing external ice rink along with ancillary structures including timber cabin, ice skate stores, roller awning and seating area for use from 1st July 2015 until 2 January 2016., TPP,22/05/2015

APP/17/00613 - Erection of 3No. 2 bed dwellings with associated landscaping and car parking. Erection of bin and cycles stores. (Resubmission). (Approved 04/09/2017). Request to Discharge Conditions 4, 5, 6, 10, 11, 13 and 14 (22/02/21)., PERM,04/09/2017

APP/19/00115 - Listed Building Consent application for removal of existing hotel bar fittings. Insertion of new bar and storage. Redecoration after installation. Modification of hearth and brick surround to existing fireplace in bar area to accommodate a new gas log fire., PERM,05/04/2019

APP/21/01147 - Application for Non-material amendment to Planning Permission APP/17/00613 relating to substitution of new 1.8m high close board fence in place of brick walls to side and rear of gardens to new dwellings; and re-arrangement of car parking layout., PERM,02/12/2021

and other current application:

APP/23/00480 - Listed Building Consent for 1No. 2 bedroom first floor flat over existing flat roof at first floor to hotel annexe; ground floor side extension to accommodate creation of new entrance.

3 Proposal

Proposed 1No. 2 bedroom first floor flat over existing flat roof at first floor to hotel annexe; ground floor side extension to accommodate creation of new entrance.

4 **Policy Considerations**

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS5	(Tourism)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Arboriculturalist

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The proposed development is primarily on the footprint of the existing ground floor accommodation and adjacent to a site access road and parking area. There are some trees within the grounds and adjoining the site that are subject to a Tree Preservation Order, but the works are not within a relevant distance to justify additional information to support the development and there is vehicular access, parking and storage locations in close proximity to the development that would reduce the likelihood of any detrimental impact to the trees, as indicated in the Tree Survey (GAA drawing reference 22-038-05).

The development would not have a detrimental impact to trees and would be in accordance with policy DM8 of the Core Strategy (2011)

Building Control

None received

Conservation Officer

see full comments on APP/23/00480 LB application

In summary, it is considered that the proposals would not be harmful to the significance of the designated heritage asset, meeting the test set out in Section 66 of the T&CPA 1990 (Listed Buildings and Conservation Areas).

NO OBJECTION subject to the following conditions:

1. Details and / or samples of new external materials to be submitted prior to commencement
2. Full scale or 1:5 details of all new windows and doors to be submitted prior to commencement

Crime Prevention

None received

Southern Water

formal application required for a connection to the public foul sewer; Councils Building Control should comment on the adequacy of soakaways.

Any sewer found during construction should be investigated

Environmental Health

The application seeks an addition of one unit two bed above an existing flat roof hotel building footprint and a ground floor extension. There are residential cottages within proximity known as Newtown cottages. However, the proposal is not considered to be a considerable intensification of the existing hotel to justify a recommendation for refusal on the grounds of noise and nuisance. However, we consider that should planning application be granted, the applicant should consider and implement the following informative's:

Hours of Work, Bonfires & Dust control

Historic England

On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are attached

National Amenity Societies - Historic Environment Advice

None received

Natural England

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

We consider that without appropriate mitigation the application would: have impacts to the following designated sites;

- Solent and Southampton Water Special Protection Area (SPA) / Ramsar
- Solent Maritime Special Area of Conservation (SAC),
- Portsmouth Harbour Ramsar
- Portsmouth Harbour SPA

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

- Appropriate contributions in line with the NFNPA's Revised Habitat Mitigation Scheme to be secured.
- Nutrient mitigation secured for the life time of the development

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

Natural England's further advice on designated sites/landscapes and advice on other natural environment issues is provided.

European designated sites - Habitats Regulations Assessment

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has screened the proposal to check for the likelihood of significant effects.

Your assessment concludes that the proposal can be screened out from further stages of assessment because significant effects are unlikely to occur, either alone or in combination. On the basis of the information provided, Natural England concurs with this view.

Norse South East

None received

Nutrient Team

I can confirm there is sufficient capacity in the Council's strategic mitigation scheme to accommodate the application proposals.

It should be noted that there is limited capacity remaining in the Council's mitigation scheme at Warblington Farm. There is alternative mitigation available from third party providers in order to avoid and mitigate the water quality impact arising out of the proposed development. The details of other schemes have been published on the Partnership for South Hampshire's website at: <https://www.push.gov.uk/work/mitigation-schemes-available-to-developers/>

Southern Gas Networks - stage 1

map of SGN assets provided

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

***Officer Note:** low pressure main to north in Sycamore Drive - and proposal is largely for above an existing flat roof building and will not require significant ground works.
Informative added.*

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: 25

Number of site notices: 2

Statutory advertisement: 14/07/2023

Number of representations received: 0

Comment	Officer Comment
None received	

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 Listed Building and character of the area
- (iii) Impact upon residential amenity
- (iv) Impact on parking
- (v) Compliance with Habitats Regulations
- (vi) CIL

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria. Since the site affects a Listed Building, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant to the determination of this application requiring special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

7.3 The site is an established hotel, i.e. a C1 use, that contributes to the tourism accommodation on Hayling Island. The proposal seeks to broaden the accommodation available at the site by introducing a self-catering family unit with 2 bedrooms. Visitors would have access to all the facilities at the hotel and have bed linen, towels etc provided as the other rooms, but would have more flexibility through the provision of a self catering kitchen, living area and 2 bedrooms.

7.4 The principle of improving the range and type of tourist accommodation available is supported by policy CS5. As tourist accommodation for short stays the occupiers of the self-contained unit would have access to the hotel grounds etc making it an appropriate use, but it is noted that any long term occupation by non-tourists would not benefit from adequate private amenity space or parking. As such it is considered appropriate to condition its use to C1 hotel use only.

(ii) Impact upon Listed Building and character of the area

- 7.5 The existing north-eastern wing includes a flat roofed section that is not a good design solution and does not compliment either the north-eastern wing building of which it is part, nor the setting of the wider courtyard. The proposal would add a 2m ground floor extension, plus covered porch, with new first floor above this extension and the flat roof. The footprint of the existing ground floor flat element is already set in from the main two storey block, and as such the first floor addition above would have a natural subserviency. A hipped roof with ridge height set down would match but not dominate the other roofs in the courtyard. Dormer details above the first floor windows would add a degree of interest as well as a feature full height oak post glazed section serving the new staircase.
- 7.6 Overall the design is considered to be sympathetic to the design and appearance of host north-eastern wing and provide an improvement to the overall building and setting of the courtyard through the removal of the flat roofed section. Matching materials are proposed, although samples are required to ensure accuracy in matching. It is noted that the existing windows are white UPVC with multi panes and hence the further use of white UPVC is considered acceptable but more details of the glazing bars of the new windows are required as these should match the existing windows. In addition further details of the oak post glazing should be secured via condition to ensure it is of sufficient articulation and quality to enhance the building, appropriate to its setting within the grounds of a Listed building. Public views of this part of the site are limited, and overall it is considered the proposal would not harm the character of the wider area.
- 7.7 The impact of the proposal on the character and appearance of the Listed Building has been carefully assessed by the Councils Conservation Officer and overall it is considered the proposal would not be harmful to the significance of the designated heritage asset. The proposal is therefore considered to be acceptable, meeting the requirements of Policies CS11 and CS16 of the HBLP (Core Strategy), policy DM20 of the HBLP (Allocations), as well as the statutory duty set out in Sections 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(iii) Impact upon residential amenity

- 7.8 The 2m extension would bring the development nearer the eastern boundary of the site and the rear of the properties in Sycamore Drive. This boundary has a 2m high close boarded fence and there are sporadic mature trees and hedging within the rear of the adjacent gardens providing some screening. However the separation distance would remain at over 20m with intervening car parking and access drive.
- 7.9 There are currently two first floor bedroom windows in the east end elevation of the affected building looking towards 1 and 2 Sycamore Drive, and one of the windows is the sole light and outlook for that hotel bedroom. But due to the distance and boundary screening there are currently no direct views into any private amenity space of these dwellings. The proposal would bring the mass and bulk of the building closer to these dwellings, and the layout provides first floor landing windows in the east elevation, rather than any habitable or bedroom windows. Arguably, although closer, there would be even less potential for any overlooking from these end windows and given there would still be over 20m separation then the design and layout is not considered to result in any material harm to neighbouring amenity.

- 7.10 The proposal is not considered to result in any harm to neighbouring amenity and would comply with policy CS16. It is noted that no letters of representation were received.

(iv) Impact on parking

- 7.11 There are currently 64 parking spaces on site and this would not change i.e. there are no additional spaces proposed to serve the additional 2 bed family self-catering holiday unit, but no spaces are lost either. It is understood the hotel has 25 bedrooms and has a restaurant open to the public and hosts events. As such the quantum of spaces on site should comply with the Parking SPD for the hotel rooms and the eating/drinking areas separately.
- 7.12 No information is provided about the parking on the site but it is noted that generally the site has ample spaces to serve the hotel residents. Daytime site visits always reveal plenty of vacant spaces. It is possible that the site gets parked up during evenings and events, but no third party comments have been received indicating parking is a problem at the site. It is considered that the proposed one additional family unit on the site would be unlikely to materially affect the availability of spaces on site so significantly that harm to either highway safety or amenity would result. It is considered that for the majority of the time the site would be able to absorb the additional parking demand without any detrimental overflow consequences.
- 7.13 Therefore it is considered that whilst no additional spaces are provided to directly serve this modest development of just 1 unit, there would be no harm to highway safety or amenity and the proposal can be considered compliant with policy DM13.

(v) Compliance with Habitats Regulations

- 7.14 The Council has conducted a Habitats Regulations Assessment (HRA), including Appropriate Assessment (AA), of the proposed development under Regulation 63 of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. The Council's assessment as competent Authority under those regulations is included in the case file. The screening under Regulation 63(1)(a) found that there was likely to be a significant effect on several Solent European Sites due to both the increase in recreation and the decrease in water quality that would result from the proposed development of a 2 bedroom self-contained holiday flat.
- 7.15 The planning application was then subject to Appropriate Assessment under Regulation 63. This included two packages of avoidance and mitigation packages. The first is a package of measures based on the suggested scale of mitigation in the Solent Recreation Mitigation Strategy. The second is a package of measures based on the Position Statement on Nutrient Neutral Development.
- 7.16 With respect to the Solent Recreation Mitigation Strategy the applicant has entered into a Unilateral Undertaking and paid the appropriate sum of £693.95 to address the potential recreational harm from the new development. Therefore it is considered that the recreational element of the impacts of development have been adequately mitigated against. With respect to the water quality issue and the Councils updated Position Statement, August 2020, the applicant has been able to also enter into the mitigation scheme at Warblington Farm to offset the nitrogen from the development.

A Unilateral Undertaking has been received, together with the appropriate contribution of £2,432.00 as nutrient mitigation. This is based on the development achieving a water efficiency of 110 l/p/p/d - but because a hotel has an element of shared facilities this must be achieved by ensuring the fixtures and fittings in non-communal areas complies with the water efficiency levels set out at paragraph 2.26 and Table 1 of the Position Statement, April 2023. A condition is required to ensure these measures are provided as part of the development, and for ongoing compliance.

- 7.17 The Appropriate Assessment concluded that this is sufficient to remove the significant effect on the SPAs which would otherwise have been likely to occur. The HRA was subject to consultation with Natural England as the appropriate nature conservation body under Regulation 63(3) who have confirmed that they agree with the findings of the assessment and raise no further objection.

(vi) CIL

- 7.18 Hotel uses are charged at £0 under HBC's current charging schedule, and therefore the proposal is not CIL liable.

8 Conclusion

- 8.1 It is considered that the design and appearance of the proposed additional tourist accommodation, with loss of flat roofed element, would further support the tourism of the island, and would be sympathetic to the host building and would enhance the appearance of the site without having any harm on the heritage asset, and neither would it result in any harm to neighbouring amenity. As such it is considered compliant with relevant policies and is recommended for permission.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00458 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 and Block Plan - Drawing Number 22:038:01
Existing and Proposed Floor Plans and Elevations - Drawing Number 22-038-03 RevC

Reason: To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (as amended) and any Town and Country Planning (General Permitted Development) Order, the 2 bedroom self catering accommodation hereby permitted shall only be used as C1 tourist accommodation in connection with Newtown House Hotel, and shall not be occupied as an independent C3 dwellinghouse.

Reason: To accord with the terms of the application and having regard to the lack of private amenity space or dedicated parking to serve a C3 dwelling, having due regard to Policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 At all times following occupation of the hotel development hereby approved, all sanitary fixtures and fittings which are installed as part of the development hereby permitted shall comply with the water efficiency standards set out in table 1 of the Position Statement and Mitigation Plan for Nutrient Neutral Development (April 2023). All measures necessary to meet the approved water efficiency calculation shall be maintained so as to ensure that no more than 110 litres per person per day shall be consumed in the development in perpetuity.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 5 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the extension hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the bricks and tiles. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development within the grounds of the Listed Building is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

6 No above ground construction works shall take place on the hereby approved development until details of:

a) the glazing bars for all new windows and doors, including French door openings and side windows

b) the full height glazing panel with oak posts
have been submitted to and approved in writing by the Local Planning Authority. Such details shall include a section at 1:5 of the window glazing bars; and 1:20 detail of the oak window panel showing its frame and mullion and transom detail, including precise materials and colour and finish ie varnish, oil etc of the oak window panel. Only the design details so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the building is satisfactory to the setting adjacent a Listed Building, having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.