

PLANNING STATEMENT

236 Sea Front, Hayling Island, PO11 0AU



Whaleback Planning & Design 28A High Street Winchester SO23 9BL 01962 587376 www.whaleback.co.uk	Site	236 Sea Front
	Project	Clapps Convenience Store
	Our Ref	W2496
	Date	20 June 2023

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Introduction

1. Whaleback Planning & Design is instructed by the applicant to prepare and submit this planning application to Havant Borough Council.
2. The application site comprises a two storey building that is in use as a shop (Class E(a)) on the ground floor and as a four bed flat (Class C3) at first floor. The site is located on the corner of Sea Front and Green Lane a short distance from Hayling Beach and the amusement park.
3. This Planning Statement describes the application site and its surroundings, the development proposal, the planning history of the site and the relevant planning policy framework. A planning appraisal is provided to consider the merits of the application followed by a conclusion.

Site and Surroundings

4. The application site is within the Hayling West Ward of Havant Borough Council and comprises a two storey building that has been extensively extended. The application site qualifies as previously developed land, is within the urban area boundary (as show on Local Plan Policy May 13 (2014)), and hosts a Class E(a) shop and ground floor level with a Class C3(a) flat at first floor level. The application site is within the 5.6km Solent SPA Buffer, Havant Borough Council 5.6km Solent Mitigation Strategy Buffer and Flood Zone 2.
5. The surrounding area is of mixed character with 4 – 6 storey flatted accommodation to the west and south, detached two storey houses to the north and small mixed commercial and residential units to the east. The application site is located approximately 200m from the Funland Amusement Park and the Blue Flag beach that is Hayling Seafront.
6. The application building is not listed, nor is it located within a conservation area.

Development Proposal

7. The proposed development is for various upgrades to the external appearance of the application building, including replacing the existing shop front to Sea Front, re-siting the shop access to the west side elevation, the addition of a recessed balcony and a Juliet balcony and various alterations to the fenestration.
8. It is also proposed to visually consolidate the various extensions with the original building through the replacement of the corrugated rear roof structure with a structural flat roof, and replacement of the front canopy. Timber cladding detailing is proposed to the west side elevation to provide definition and reflect the sea side character of the site.

Relevant Planning History

9. There is no publicly available planning history for this site.

Planning Policy Framework

10. The Planning and Compulsory Purchase Act 2004 Section 38(6) requires local planning authorities to determine planning applications in accordance with the development plan, unless other material considerations indicate otherwise.
11. The Development Plan currently in force across the area relevant to the application site currently consists of the following adopted plans:
 - National Planning Policy Framework (2021)
 - Havant Borough Core Strategy (March 2011)
 - Havant Borough Local Plan (Allocations) (July 2014)
 - Supplementary Planning Documents (SPDs)

Planning Policy Context

National Planning Policy Framework

12. The National Planning Policy Framework (NPPF)(2021) establishes the government's planning policies for new development within England and how these are expected to be applied.
13. A presumption in favour of sustainable development is found at the heart of the NPPF, for both plan-making and decision-taking, defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
14. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): economic, social and environment.
15. For decision-taking this means approving applications that accord with up-to-date policies without delay; or where policies are absent, silent or out-of-date, granting permission unless the Framework provides clear reasons for refusing a proposal in a particular location or any adverse impacts of permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
16. The following sections are most relevant to the proposals for 236 Sea Front:
 - Section 2 – Achieving sustainable design
 - Section 6 – Building a strong, competitive economy
 - Paragraph 81 – Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.
 - Section 12 – Achieving well-designed places

- Annex 2 – Glossary
 - Provides definition of previously developed land

Havant Borough Core Strategy (March 2011)

17. The Havant Borough Local Development Framework comprises a collection of planning documents and the Core Strategy is the principle document setting out the broad detail and direction of development in the Borough.
18. The Policies of most relevance to the proposal include:
 - CS6 – Regeneration of the Borough
 - CS15 – Flood and Erosion Risk
 - CS16 – High Quality Design
 - CS17 – Concentration and Distribution of Development within the Urban Areas
 - CS20 – Transport and Access Strategy
 - DM2 – Protection of Existing Community Facilities and Shops

Havant Borough Local Plan (Allocations) (July 2014)

19. The Havant Borough Local Plan (Allocations) follows on from the adopted Havant Borough Local Plan (Core Strategy). The main aim of the Allocations Plan is to allocate land to help deliver from 2013 – 2026.
20. The Policies of most relevance to the proposal include:
 - AL1 – Presumption in Favour of Sustainable Development
 - AL2 – Urban Area Boundaries and Undeveloped Gaps between Settlements
 - DM21 – Shopfronts, Signs, Security Shutters and Advertisements

Supplementary Planning Documents (SPDs)

21. Supplementary Planning Documents (SPDs) provide additional guidance to the policies in the Havant Borough Local Development Framework.
22. The following SPD is relevant to this proposal:
 - Borough Design Guide SPD (Adopted December 2011)

Planning Appraisal

Principle of Development

23. Policy AL1 states that the Council will take a positive approach that reflects the presumption in favour of sustainable development when assessing planning applications. AL1 proceeds to require the Council to work proactively with applicants to find solutions which mean that proposals can be approved wherever possible.
24. Policy CS17 directs that development will be permitted that makes effective use of land by granting planning permission that:
 1. Concentrates new housing, employment, retail, leisure and other development within the five urban areas of Havant, Leigh Park, Waterloo, Emsworth and Hayling Island, as shown on the Proposals Map.
 2. Prioritises development on previously developed land, including redundant, derelict or underused land and buildings within the urban area.
 3. Broadly distributes the new housing and employment development in the five areas of the borough as indicated on the Spatial Distribution Map
25. The application site is previously developed land within the defined urban area boundary. The proposal is to improve the usability and viability of a shop and residential flat, and as such accords with both 1. and 2. of Policy CS17.
26. Policy AL2 limits development outside of the urban area boundaries and in the undeveloped gaps between settlements. The application site lies within the urban area boundary (as shown on Local Plan Policy May 13 (2014)) and as such is not subject to the restrictions of Policy AL2.
27. Policy DM2 seeks to protect existing community facilities and shops with the supporting text stating that “It is therefore important that existing uses are controlled so that community and leisure uses are not lost in locations that the community can easily access”. The proposal seeks to rationalise the shop layout and provide a more intuitive and safer access. It therefore would serve to support the overall viability of the shop, reducing potential of future economic pressure to change the use. As such the proposal supports the principle of Policy DM2.
28. It is therefore concluded that the principle of proposed development to be supported by the Havant Borough Council Local Plan.

Character, Design and Visual Appearance

29. Policy CS16 requires proposals to be designed to a high standard that responds to the local context and does not cause unacceptable harm to the amenity of neighbours. The existing building has a disjointed appearance with many contrasting materials, roof forms and design styles in evidence. It gives the impression of being extended piecemeal over time without cohesive vision or design ideology. By virtue of the corner location, minimal set back from the Sea Front and overall scale; the building commands a prominent position in the street scene.
30. The proposal would serve to rationalise the overall design and tie the various elements of the previous extensions together. This would represent a visual improvement to the building by presenting a

cohesive and unified appearance to both Sea Front and Green Lane. The addition of timber cladding, increased in window sizes and introduction of modest sized glazed balconies are considered to relate well to the sea side character of the area and support the local context of the building.

31. Policy DM21 directs that permission will be granted for shopfronts where they are appropriate in size, scale and design; do not result in a cluttered appearance for the individual building or street scene; do not have a detrimental impact upon public safety; and the level of illumination proposed does not result in significant levels of light pollution or have a detrimental impact upon amenity.
32. The proposed shopfront would replace the existing with full height glazing that does not include an access. The principle of a shop front facing Sea Front is established by the existing glazed frontage and the proposed would be sited in place of the existing. The revised shopfront is appropriately scaled and would represent an improvement in functionality and aesthetic compared to existing shopfront; fulfilling the requirements of Policy DM21.
33. The proposed development has been designed in accordance with the 'Seven Key Principles of Good Design' (as described in the Borough Design Guide SPD) to bring an aesthetic improvements and cohesion to the application building. The proposal works within the constraints of the existing built form and local character to deliver high quality design that serves to future proof an established business and provide quality of life upgrades to future occupiers of the first floor residential unit.

Use

34. The use of the ground floor unit as a Class E(a) shop and first floor unit as a Class C3(a) flat is existing, and the proposal does not seek to expand the floor area of either use. The statutory definition of development specifically excludes works that affect only the interior of a building and no change of use is proposed. As such any assessment of the appropriateness or policy compliance of the existing uses is beyond the scope of this application.

Neighbouring Amenity

35. Alterations to the existing fenestration are proposed to the front and west side elevations including, additional windows, a recessed balcony and a Juliet style balcony. The nearest neighbouring properties in these directions are located across a road from the application building. Considering the proposed alterations in the context of the existing relationship of the host building and the neighbouring properties (including 4 side facing windows and 2 full height front facing windows all at first floor level), and the substantial separation from the neighbouring residential uses; the proposed development would not result in any undue adverse impacts in terms of privacy or overlooking.

Highways, Access and Parking

Highways and Access:

36. The proposed design would relocate the shop access from the units frontage on Sea Front to the side on Green Lane. The pavement to the front of the building is very narrow with a high kerb and steep steps, which does not provide good access for people with reduced mobility and often results in pedestrians stepping into road. As such the relocation of the access to the side of the building would represent an improvement to the existing situation in terms of accessibility and highway safety.

Parking:

37. No dedicated parking is currently provided for either the shop or the first floor flat. Whilst this fails to comply with the relevant policies and guidance, this application relates exclusively to the elevational and design alterations, and does not seek to gain approval for the existing uses at the site. Were this application to be refused, both the shop and dwelling would continue to operate with no dedicated parking spaces. The proposed development would not alter the existing situation with respect to parking provision and as such should not weigh negatively in the application of the planning balance.

Nitrates

38. The water environment within the Solent region is one of the most important for wildlife in the United Kingdom. It is internationally important for its wildlife and is protected under the Water Environment Regulations and the Conservation of Habitats and Species Regulations as well as national protection for many parts of the coastline and their sea. There are high levels of nitrogen and phosphorus input to this water environment with sound evidence that these nutrients are causing eutrophication at these designated sites.
39. It is Natural England's view that there is a likely significant effect on several internationally designated sites (Special Protection Areas, Special Areas of Conservation and Ramsar sites) due to the increase in wastewater from the new developments coming forward. As such, applications for new dwellings are required to demonstrate Nitrate Neutrality so that they can be shown not to have a detrimental impact upon the designated sites.
40. In this instance, no new residential dwelling is proposed, and therefore there is no requirement to demonstrate Nitrate Neutrality.

Flood Risk Assessment

41. The application site falls within Flood Zone 2, as described by the Environment Agency flood map. This denotes a medium probability of flooding. The proposed development relates to external elevational alterations within the footprint of the existing building. As such there would no impact upon flooding or flood resilience resulting from the proposed works. The existing uses are established; as such the proposed development would not introduce any change to the existing situation in terms of sensitivity of the use of the application building to flooding.

Conclusion

42. This application offers an opportunity to improve, rationalise and consolidate the design and appearance of a prominent building in the street scene. The proposed design – including materials, access and layout – has been carefully considered to accord with Havant Borough Council policy; complement and enhance the existing character of the site; and support the viability of the existing uses at the site. The principle and detail of the proposal align with the objectives of the Havant Borough Local Development Framework. In applying the planning balance the proposed development represents an overall improvement to the application building and surrounding area in terms of character, design, appearance, access, economic sustainability and quality of residential accommodation.

Engagement with the Local Planning Authority

43. This planning statement has been prepared to assist the Local Planning Authority in the determination of the application with regard to national and local planning policy. However, in the event that the Local Planning Authority should wish to discuss any element of the scheme, including potential amendments, the applicants would welcome a discussion prior to the determination of the application. Correspondence can be sent to Whaleback Ltd via the contact details set out below.

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