
Site Address: 90B Southwood Road, Hayling Island, PO11 9QF
Proposal: Disabled access ramp to side of property and installation of an internal staircase to house a stairlift and allowing for the amalgamation of flats 90 and 90B.
Application Type: Full Planning Permission
Application No: APP/22/01209 Expiry Date: 03/03/2023
Applicant: Mr Notley
Agent: Case Officer: Selina Donophy
Ward: Hayling East

Recommendation: **REFUSE PERMISSION**

1 Site Description

This application site comprises a detached apartment building located on the south side of Southwood Road, Hayling Island. This property has a pitched roof with brickwork to the elevations and directly faces towards the sea front . There are three apartment buildings of the same design which are separated from the road by a hardstanding area providing parking space for the residents.

2 Planning History

None relevant

3 Proposal

Disabled access ramp to side of property and installation of an internal staircase to house a stairlift and allowing for the amalgamation of flats 90 and 90B.

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

CS16 (High Quality Design)
CS9 (Housing)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No comment received

Councillor M Wilson - Hayling East

No comment received

Councillor R Raines - Hayling East

No comment 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: 20

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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) Relevant policies
- (iii) Appropriateness of design and impact on the character of the area
- (iv) Amalgamation of the dwellings
- (v) Effect on neighbouring properties

- (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.

- (ii) Relevant Policies

7.3 Loss of Dwellings Policy CS9

Policy CS9 Housing

Planning permission will be granted for housing proposals that will: -

- 1. Contribute to achieving a net total of 6,300 new dwellings between 2006 and 2026.*
- 2. Deliver on average 30-40% affordable housing on sites of 15 dwellings (gross) or more and secure a suitable contribution, or on-site provision, equivalent to on average 30-40% on smaller housing developments between 5 and 14 dwellings (gross), unless a lesser requirement has been transparently justified on viability grounds.*
- 3. Ensure mixed communities are created through the planned distribution and avoidance of a concentration of affordable housing.*
- 4. Achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form.*
- 5. Provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities.*
- 6. Provide accommodation for the ageing population in sustainable locations, taking account of the need to provide for a variety of care needs and flexibility to accommodate differing requirements of ageing care.*
- 7. Contribute to achieving 450 extra-care dwellings between 2006 and 2026.*
- 8. Ensure housing development is delivered in a phased manner with an appropriate proportion of previously developed land so as to avoid unnecessary development on greenfield urban extension sites.*

Relevant sub sections of Policy CS9 below :

6.26 The requirement to provide 6,300 new homes between 2006 and 2026 should not be offset by reductions in housing stock. The individual and cumulative loss of housing stock within the existing urban areas is likely to increase pressure and demand for the use of greenfield sites.

Only in instances whereby the loss of dwelling(s) will be to achieve wider benefits in accordance with other objectives of this Core Strategy should proposals be considered favourably. In such instances written justification of the wider benefits should be submitted as part of a planning proposal.

6.27 The conversion of two or more smaller dwellings into larger units will be resisted as such proposals will negatively contribute to the objectives of this Core Strategy. In addition such proposals do not reflect the ongoing trend in declining household size and the need to maintain and provide smaller dwellings to meet the needs of smaller households and first time buyers.

(iii) Appropriateness of design and impact on the character of the area

- 7.4 This proposal comprises the addition of a ramp down the side of no 90b to the side door of no 90b which is located at ground floor level - this would have a 1 metre width and would have a hand rail to the side. The applicant has confirmed the rear section of the ramp would be detachable. Internal alterations include the addition of a stairwell with a chair lift linking nos 90 and 90B via the living areas. The proposed ramp to the side and chair lift have been confirmed to aid access for an elderly, disabled family member as the flat above is owned by the applicant's partner. The proposed addition of the ramp down the side of the property is considered to be an acceptable addition and would not result in harm to the character of the area nor the host dwelling.
- 7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would

not result in an adverse impact on the visual amenity of the locality.

(iv) Amalgamation of the dwellings .

- 7.6 As noted above part of the proposal is for the amalgamation of the ground floor flat, flat 90B and the flat directly above, flat 90. It is understood the purpose of this is to allow for access for an elderly and disabled family member to move in to the flat above. This is considered to be a material change of use as loss of units associated with amalgamations has important planning considerations and effects within the existing planning policy context of increased housing supply targets. Policy CS9 of the Havant Local Plan states that planning permission will be granted for proposals that will 'Contribute to achieving a net total of 6,300 new dwellings between 2006 and 2026' . The loss of a dwelling would therefore be directly contrary to the contribution of new dwellings within the borough. As stated in the sub section of Policy CS9 in paragraph 7.3 above , there would need to be a significant wider benefit in order for the loss of a dwelling to be justified. It is noted that this is the supporting text to Policy CS9 and therefore supports the aim of new housing within the borough alongside Havant's 5 year housing supply position which requires a supply over a 5 year period between 2020/21-2024/25 of 3,184 new dwellings to be built. The Council's Five-Year Housing Land Supply, Updated at November 2021, indicates the Borough's housing land supply position as 3.9 years with a 20% buffer applied and therefore the borough is experiencing a shortfall in meeting housing stock targets. Subsequently the applicant has responded to the requirement for any loss of a dwelling to have a wider benefit and has supplied a written statement stating the benefit to be the provision of care for an elderly family member. This statement also stipulates that the market value as one dwelling would be less than the value for two separate dwellings. Whilst this is understood , this is not deemed to result in a wider public benefit in accordance with the other objectives of the Core Strategy . On balance, this is not considered to outweigh the loss of a dwelling , noting also that these flats consist of smaller dwellings which are particularly desirable in terms of need for housing stock within the borough.

(v) Effect on neighbouring properties

- 7.7 The proposals are not considered to result in harm to the amenity of the occupiers of the flats above or to the side.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The proposal would result in the loss of a residential unit , contrary to the borough's housing requirements and has not demonstrated that this would be outweighed by wider policy benefits which could not be achieved without the amalgamation, and would therefore result in an unacceptable depletion of housing stock. The proposal is thereby contrary to policy CS9 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide SPD 2011 and the National Planning Policy Framework.
-

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/22/01209

(B) for the following reasons

- 1 The proposal would result in the loss of a residential unit, contrary to the borough's housing need requirements, and the submission has not demonstrated that this would be outweighed by wider benefits. Therefore, the proposal would result in an unjustified and unacceptable depletion of housing stock contrary to the aims and objectives of policy CS9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.