
Site Address:	Weststar Hayling Island Holiday Park, Manor Road, Hayling Island, PO11 0QS		
Proposal:	Extension to restaurant with Bio-Climatic Pergola.		
Application No:	APP/20/00852	Expiry Date:	11/11/2020
Applicant:	Parkdean Resorts UK Ltd		
Agent:	Mr Teuber ARA Architecture	Case Officer:	Selina Donophy
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is Hayling Island Holiday Park (Weststar) located on the east side of Manor Road, Hayling Island. The site incorporates a caravan site and leisure complex sited within the main building, which is set back from Manor Road, to the west of which are residential properties. There is a car parking area to the front and static caravans located to the north, east and south of the main complex.

2 Planning History

95/52816/004 - Use of land for additional 2 months per annum November and December so allowing use of caravan park for 10 months instead of existing 8 months., S106,26/07/2001
95/52816/005 - Extension to form toilets to existing clubhouse on eastern elevation, PERM,16/11/1995
94/52816/003 - New outdoor swimming pool and pump room, PERM,21/12/1994
03/52816/006 - Application for Certificate of Lawfulness relating to the proposed use of the southern part of caravan park as a caravan site for residential mobile homes., NFA,02/11/2012
03/52816/007 - Application for Certificate of Lawfulness relating to the proposed use of part of the northern part of the caravan park as a caravan site for residential mobile homes., NFA,02/11/2012
05/52816/008 - Demolition of existing and erection of new reception, restaurant, shop, pool, gym, pub etc together with external works., PERM,09/02/2006
05/52816/009 - Display of 1 externally illuminated and 3 non-illuminated board signs., PERM,23/03/2006
06/52816/010 - Resubmission of erection of new reception, restaurant, pool, gym, pub etc, together with external works., PERM,21/07/2006
07/52816/011 - Change of use of recreation area to accommodate 22 static caravans. New recreation area., PERM,13/06/2007
08/52816/012 - Resurface caravan display area and new footpath., PERM,25/02/2008
08/52816/013 - Widen access road with reinstatement of kerb line adjacent to public footpath and disabled access., PERM,03/06/2008
09/52779/007 - Extension to existing toilet block., PERM,16/11/2009
10/52779/008 - Variation of Condition No. 4 of Planning Permission 15332/16 to allow the use of all the site for winter caravan storage., PERM,24/06/2010

10/52779/009 - Extension to existing toilet block and erection of temporary toilet block., PERM,27/04/2010
 10/52816/014 - Siting of 6No. holiday caravans., WD,09/03/2010
 APP/10/00754 - 6No. additional caravans and ancillary works., PERM,15/12/2010
 APP/11/01591 - Erection of single storey timber shop building including access ramp, steps and decking area to front., PERM,05/01/2012
 APP/12/00054 - Discharge of Condition No. 2 and 5 of Planning Permission
 APP/11/01591., PERM,24/05/2012
 APP/16/01201 - Display of 3No. non illuminated entrance signs on boundary wall. (Amended application)., PERM,06/01/2017

3 Proposal

Extension to restaurant with Bio-Climatic Pergola.

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)
CS5	(Tourism)
DM10	(Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Clare Satchwell - Hayling East

No comment received

Councillor I Scott Hayling West

No comment received

Councillor Joanne Thomas

No comment received

Environmental Health Manager, Community Group

I can advise that this office has no adverse comments in relation to this proposal.

Hampshire Highways

The application details have been reviewed and the addition of the pergola will not have an impact on the highway. The Highway Authority therefore raise no objection to the application.

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: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received:

Comment	Officer Comment
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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 residential amenity
- (iv) Highways

- (i) Principle of development

7.2 The application site is not within the defined urban area, therefore development will only be permitted if it is consistent with the policies for the countryside set out in national policy as specified in Policy CS17. Whilst the principle of new development is not widely supported in non-urban locations, in this case the proposal relates to a site which already features reasonably intense use as a holiday park and this proposal would be consistent with Policy CS5 and Policy CS11.

- 7.3 To the east of the site is the uncertain site for Brent Geese and Waders (Policy DM23) and the site is not within Flood Zones 2 or 3. Planning permission will be granted for development on or adjacent to uncertain sites for Brent Geese and/or Waders outside of the statutory designated areas, where appropriate surveys are undertaken and it is determined that the site has no importance. Although this site is located adjacent to an uncertain site for Brent Geese and/or Waders, it is judged that, in this instance it would not be necessary for a HRA to be undertaken due to the existing built up nature of the proposal site and proximity to existing buildings.

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

- 7.4 This application comprises a retractable pergola structure which would be sited forward of the principal elevation and what is currently the 'Palms Bar' which is a flat roof building, next to the main reception area which forms a pitched roof; with glass panelling to the frontage. The pergola would be used to extend the restaurant seating area and would be constructed from retractable glass panels forming bi-folding doors and a retractable roof. It would have a depth of approximately 6 metres, a width of 8.85 metres and a height of 3.1 metres and would step forward into space which is currently used as a pedestrian walkway.
- 7.5 Although the structure would be sited in a prominent position when viewed from the road or from the front of the site, it is not judged to be notably out of keeping with the existing frontage of the complex, which already incorporates a reasonable amount of glass. The entire length of the building line of the complex has a width of approximately 57 metres and therefore this addition is judged to be of an acceptable scale when viewed within the context of the existing built form. The proposed use of the structure as an addition to the restaurant would conform with existing policies in the HBC Local Plan including Policy CS5 'Tourism' which notes the importance of Hayling Island in bringing tourism to the borough and specifically promotes improving existing tourist facilities, hotels, holiday centres and caravan parks.
- 7.6 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.

(iii) Impact upon residential amenity

- 7.7 This area is already in a tourism/ recreational use and the proposed addition to the restaurant space in the form of the pergola is not judged to cause any significant harm to surrounding residential amenity. The site is already set back from the residential properties to the west, with the buffer of the car park and Manor Road. Environmental Health have been consulted in regard to this proposal and have no adverse comments to make and although the retractable nature of the extension allows for potentially partial outdoor seating, when judged within the context of the site, this is not located within close enough proximity to be considered to cause issue in terms of noise pollution to residential properties.
- 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.

(iv) Highways

- 7.9 Highways have been consulted in regard to the proposal and raise no objection, stating there would not be any impact upon the highway.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00852 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:

Design and Access Statement received on the 02.10.2020

8182-LP Location plan

8182-08 Proposed elevations

8182-07 Proposed site plan

8182-06 Proposed overall floor plan

8182-05 Proposed part floor plan

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.