

Recommendation: **GRANT PERMISSION**

Havant Borough Pre Submission Local Plan 2036

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Chichester Harbour Conservancy Recommendation – No objection

The Conservancy recommends the following suggested considerations –

- any and all external lighting shall be fitted with a suitable and effective cowl to focus the light-beam and illumination downwards and prevent light spillage above the horizontal and into the night sky, so as to comply with the Dark Skies approach within the AONB protected landscape and to limit disturbance to wildlife.

It is noted that the submitted proposal makes **no** acknowledgement of the sites location within the Area of Outstanding Natural Beauty (AONB). The AONB landscape includes open countryside, rural hamlets and villages, urban built-up market towns as well as the harbour waters, all of which are subject to a higher level of planning scrutiny and where development is subject to more stringent planning guidance to ensure that development respects and enhances the inherent qualities of such a sensitive location. The proposal has apparently been made with a level of understanding that would be considered absent in this regard. Given the change of use to tourism nature of the proposal, this is regrettable and is unfortunate given the protected status of the AONB.

The proposal would have a localised impact on the dwelling and the immediate surrounds. The proposal would have a minimal impact on the AONB. Given its setting, the proposal is considered not to be unduly prominent to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB). The proposal is unlikely to have any significant impact or effect on the AONB in terms of landscape character or in relation to wildlife conservation and protection.

A copy of the Chichester Harbour Conservancy AONB Unit Planning Assessment Report is attached to this consultation response for your information and for open transparency public view.

Should you require any further clarification with regards to this recommendation please contact the CHC AONB Planning Unit.

Councillor Leah Turner - Hayling East

No comment

Councillor M Wilson - Hayling West Ward

No comment

Councillor R Raines - Hayling East

No comment

Crime Prevention -Minor Apps

No comments received

Developer Services, Southern Water

Please find attached a plan of the sewer records showing the approximate position of a public foul sewer within the site. The exact position of the public foul sewer must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- The 100 mm public foul sewers require a clearance of 3 metres on either side of the gravity sewers to protect it from construction works and to allow for future access for maintenance.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/default/PDFs/stand-off-distances.pdf.

Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for a connection to the public foul and surface water sewer to be made by the applicant or developer.

To make an application visit developerservices.southernwater.co.uk and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part 3 of the Building Regulations:

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

We would like to engage with you on the design for disposal of surface water for this development at the earliest opportunity and we recommend that civil engineers and landscape architects work together and with Southern Water. In many cases this may negate or reduce the need for network reinforcement and allow earlier completion of the development.

The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SuDS).

Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Sewers for Adoption (Appendix C) and CIRIA guidance available here:

water.org.uk/sewerage-sector-guidance-approved-documents/

ciria.org/Memberships/The_SuDS_Manual_C753_Chapters.aspx

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SuDS scheme.

- Specify a timetable for implementation.

- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

The Council's technical staff and the relevant authority for land drainage should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with Sewers for Adoption standards will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Economic Development

No comment received

Engineering/Drainage

No comment received

Environment Agency

No comment received

Environmental Health Manager, Community Group

Thank you for consulting with Environmental Protection. I have no objections or comments to make in respect of this application.

Linda Robbins

Environmental Health Officer

Natural England Government Team

No comment received

Royal Society for the Protection of Birds

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: 3

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) Impact upon the character and appearance of the area and the AONB.
- (iii) Impact upon residential amenity
- (iv) Highways and parking
- (v) Flood Risk

- (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 control criteria.

7.3 The application comprises a change of use and conversion of the ground floor of the dwelling to allow for a 1 bed Bed & Breakfast guest accommodation to operate, with the remaining rooms at first floor to remain in residential use. Documentation provided with the application states that the guest accommodation is proposed for the use of people with disabilities and it is noted that the ground floor has already been made acceptable for use of people with disabilities as this was previously in use by a family member. No structural alterations are proposed as the ground floor area is proposed to remain the same as existing which is self contained, with links to the rest of the house forming ancillary accommodation.

7.4 Policy CS9 of the Core Strategy refers to Housing in the Borough. Paragraph 6.26 states that 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 dwellings will be to achieve wider benefits in accordance with other objectives of this

Core Strategy should proposals be considered favourably. The proposal would still retain a residential use with 1 bedroom of the house used, which is half the bedrooms in the overall property by the resident householder of the property, who would manage the bed and breakfast business.

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

- 7.5 There are no alterations proposed to the property externally and therefore this proposal would result in minimal impact on the character of the area. Sandy Beach Estate is formed of residential properties of varying design and style, located around a central green. The bed and breakfast accommodation would only result in one guest at a time, with the owner living on site and therefore it is judged that the residential use nature would be adequately retained. 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. Policy CS5 encourages the provision of sustainable and small scale recreational opportunities for tourists and day visitors as well as the provision of hotel and other types of tourist accommodation and it is judged that this scheme would support the provision of a small scale provision for tourist accommodation close to the seafront.
- 7.6 The application site is located within the Chichester Harbour AONB and therefore the Chichester Harbour Conservancy have been consulted in regard to this application. They have stated that "*The proposal would have a minimal impact on the AONB. Given its setting, the proposal is considered not to be unduly prominent to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB). The proposal is unlikely to have any significant impact or effect on the AONB in terms of landscape character or in relation to wildlife conservation and protection*". For this reason this proposal is not judged to cause harm to the AONB.

(iii) Impact upon residential amenity

- 7.7 The proposed use as a bed and breakfast premises would result in increased activity to the application site and general intensification of use with the use of the ground floor (1 bed unit) proposed as guest accommodation. The application site is a large detached residential dwelling, accessed off a private road and with reasonably-sized gardens. There is adequate separation distance between the property and the neighbouring properties such that this level of use is unlikely to result in a significant impact on the amenities of neighbouring properties. Towards the north is no 29 and to the south are nos 7-9 and it is judged there is a reasonable distance between these properties so as to reduce any impact of any minor increase in activity.
- 7.8 It is important that there remains a firm connection between resident householder and the B&B use, to avoid a tendency towards intensification and loss of the essential residential use and character of the dwelling. The proximity to neighbouring residents is an important consideration in this. On balance, it is judged that the increased use would be fairly modest due to the provision of only one room for B&B use, although it is noted that there may be additional usage dependant on the need for additional care by the guests. Despite this, this is not judged to cause any significant impact on the amenity of surrounding properties.

(iv) Highways and parking

- 7.9 It has been proposed that parking on site would be located towards the front of the site outside of the red line and two car parking spaces have been proposed here. Measurements from the location plan show that 2 parking spaces could be accommodated here as the site spans a width of 11 metres, meeting the space standards of 4.8 x 2.4 metres. The Havant Parking SPD states that 2 parking spaces are required for a property with this bedroom number. The parking situation in the

surrounding estate comprises parking to the front of properties and there is a turning point in the road directly to the front of no 30 . For this reason it is judged that the parking allocation as proposed would be acceptable to accommodate the change of use.

(v) Flood Risk

- 7.10 This site is located within Flood Zone 3. A Flood Risk Assessment has been received , although no additional development is proposed on site.

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/20/00703

(A) 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:

Parking plan (not to scale) received on the 02.10.2020
Elevations received on the 26.08.2020
Floor plans received on the 26.08.2020
Location plan received on the 26.08.2020
Flood Risk Form received on the 26.08.2020
Supporting Statement received on the 02.09.2020

Reason: - To ensure provision of a satisfactory development.
- 3 Only the ground floor bedroom within the dwelling house (and not the first floor bedroom) may be used as guest accommodation in connection with the Bed & Breakfast.
Reason: To prevent the full loss of a residential dwelling and having due regard to policy CS5 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.
- 4 The Bed & Breakfast Business shall only be operated by the resident

householder whilst resident at the site (30 Sandy Beach Estate) .

Reason: To prevent the full loss of a residential dwelling and having due regard to policy CS5 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.