
Site Address: Cockle Warren Cottage Hotel, 36 Sea Front, Hayling Island, PO11 9HL
Proposal: Alterations and extensions to existing guest accommodation.
Application No: APP/20/00629 Expiry Date: 07/10/2020
Applicant: Ms Cross
Agent: Mrs Willard Case Officer: Selina Donophy
Inspired Design Studio Limited
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site a two storey, detached hotel known as the Cockle Warren Cottage Hotel which is located on the north side of Sea Front, Hayling Island. This property has a barn hip roof on one side, and full pitch on the other, is constructed from clay roof tile, hanging tile to the first floor and white render to the ground floor. The site is located opposite the beach and has a fairly open boundary treatment in the form of low, white fencing. There is a gravel driveway with vehicle parking space and located forward from the property is an annexe building which is currently used as part of the hotel , providing a 6th bedroom and games room.

2 Planning History

99/62771/002 - Two storey side extension to west elevation and pitched roof over existing single storey rear extension, PERM,19/11/1999
98/62771/001 - Use of annexe at the front of site for guest accommodation (Retrospective Application), PERM,13/11/1998
97/62771/000 - Provision of pitched roof over existing flat roofed extension at rear, PERM,19/09/1997
03/62771/000 - Erection of log cabin (garden room for owners)., PERM,27/10/2003

3 Proposal

Alterations and extensions to existing guest accommodation.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036
H4* (Housing mix)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East
No comment

Councillor M Wilson - Hayling West Ward
No comment

Councillor R Raines - Hayling East
No comment

Developer Services, Southern Water

Southern Water has no objection for the above proposal.

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.

Please note:

- The public foul sewers requires a clearance of 3 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 any new connection to the public foul 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

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.

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

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: 4

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
- (iii) Impact upon residential amenity
- (iv) Flood Risk
- (v) Parking

(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 Supporting information has been provided stating the use of the annexe would be for holiday rental accommodation for paying guests. Use of the annexe for guest accommodation was granted permission in 1998 under application reference 98/62771/1 and has been in use as such since as overnight accommodation. It is noted that, with the addition of a kitchen as proposed as part of this application, this unit does have the facilities to be used as a separate unit of accommodation and this will be conditioned to link the annexe to the main property and retain use as holiday rental accommodation and not as a separate residential unit which is not judged to be appropriate in this instance.

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

- 7.4 This proposal comprises an extension to the existing annexe outbuilding which is located towards the front of the site. The annexe currently consists of a games room and w/c which has separate access and a bedroom and bathroom . This proposal would reconfigure the layout and use of the annexe , altering the games room into a bedroom, making the w/c a shower room and creating a new opening into the other half of the annexe. What was previously the bedroom and bathroom would now be a living space and the proposed extension would form a kitchen with access through to the living room.
- 7.5 The proposed extension would have a width of approximately 3.6 metres and depth of 4.5 metres , including a projection to the east elevation forming a bay window - it would have a height of 4.5 metres to the ridge of the pitched roof. It would have a set of rooflights on each roof pitch (east and west facing) and would have full height glass panelling on the front , south elevation. The extension would be of a reasonable scale, set at a lower height than the existing outbuilding and would be generally in keeping in design. Although set forward from the main building and close to the road which makes it highly visible from the public realm, this is not judged to be a harmful addition to the streetscene. Other alterations include the addition of black timber cladding to the main outbuilding, which is also proposed to the extension . The extension pitched roof is proposed in a zinc frame - this is judged to be fairly modest in appearance and within the context of the area where is a reasonable variation in roof materials and building styles.
- 7.6 On balance, the design and appearance of the proposed extension is deemed appropriate in context to its immediate surroundings and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) as well as Policy H4 of the emerging Local Plan (2036) . 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 To the west of the application site is no 40 Sea Front and this is the closest property to the proposed extension site. The extension would be set forward of no 40 and would have a reasonable height at 4.5 metres to ridge level, although the pitch would be sloped away from no 40. There is currently hedging sited along the side boundary separating the properties and the extension is not judged to have any significant impact upon the amenity of no 40. Towards the east of the site is no 34 Sea Front. There would be an additional window proposed to the extension facing east, however there is an access road and hedge screening between the properties and a separation distance of approximately 26 metres , therefore this extension is not judged to overlook this property.
- 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).

(iv) Flood Risk

- 7.9 Although most of the site is within Flood Zone 1 , some of the site is within Flood Zone 2 . A flood risk assessment has been submitted as part of this application stating

that floor levels of the proposed development would be set no lower than existing levels and flood proofing measures will be incorporated where appropriate.

(v) Parking

- 7.10 The original permission granted for use of the annexe under application reference 98/62771/1 stated under condition 2 that 9 parking spaces should be retained on site. The proposed extension would infringe upon current parking space. A parking plan has been received with this application which shows 10 parking spaces have been allocated on site, which meet the 2.4 x 4.8 size requirements- this meets the standard both for hotels and annexes as outlined in the Havant Parking SPD and is judged to be adequate provision.

8 **Conclusion**

- 8.1 On balance it is considered that the scale, siting and design of the proposal would have limited and acceptable impact on the street scene and 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/20/00629

(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:

1258.01 B Existing and proposed plans and location plan
Parking Plan received 28.09.2020
Flood Risk Assessment received on the 28.09.2020

Reason: - To ensure provision of a satisfactory development.
- 3 The annexe hereby approved shall only be used for holiday accommodation linked to the operation of Cockle Warren Cottage and at no time shall it be used as a sole or main residence.
Reason: The unit of accommodation is not a satisfactory position and has insufficient amenity space to be occupied separately from the main dwelling. This is having due regard to policies CS11, CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM24 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework

- 4 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.