

Supplementary Planning Information

HAVANT BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE
20 August 2020

I am now able to enclose, for consideration by the Development Management Committee on 20 August 2020, the following supplementary planning information that was unavailable when the agenda was printed.

Agenda No	Item
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2	Site Briefing Notes	1 - 4
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To receive the minutes of the site briefing held on 11 August 2020.

5	APP/19/00324 - 5-7 Station Road, Hayling Island	5 - 16
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Proposal:	Demolition of existing dwelling and business units and construction of a 2/3 storey building to provide 19 flats and 2 commercial units with vehicle and bicycle parking and a bin store.
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[Additional Information](#)

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HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 12 August 2020

Present

Councillor: Satchwell (Chairman)

Councillors: Crellin, Lowe, Mrs Shimbart (Vice-Chairman) and Patrick
(Standing Deputy)

Other Councillor(s): Scott

Officers: Mark Gregory, Democratic Services Officer
Julia Mansi, Development & Building Control Manager
Holly Weaver, Democratic Services Assistant
Steve Weaver, Development Manager

28 Apologies

Apologies for absence were received from Councillor Howard and Councillor Lloyd.

29 Declarations of Interests

There were no declarations of interest relating to matters on the agenda.

30 APP/19/00324 - 5-7 Station Road, Hayling Island

Proposal: Demolition of existing dwelling and business units and construction of a 2/3 storey building to provide 19 flats and 2 commercial units with vehicle and bicycle parking and a bin store.

The briefing was held given a request by a ward member that this application be determined by the Development Management Committee.

The members received a presentation from the officer outlining the report and familiarising the members with the site, the subject of the application. The following key considerations were identified in the presentation:

- (i) principle of development;
- (ii) nature of development;
- (iii) impact upon the character and appearance of the area;
- (iv) impact upon residential amenity and adjoining uses;
- (v) highway and parking matters;
- (vi) flood risk and drainage;

- (vii) environmental issues; and
- (viii) S106 matters and financial contributions.

In response to factual questions raised by members of the Working Party, the officer advised that:

- (1) there were 19 flats proposed to be built in total, 4 containing one bedroom and 15 containing two bedrooms;
- (2) kitchens do not require ventilation as they are not habitable rooms, but the windows proposed to be sealed shut were done so out of acoustic mitigation for the adjacent garage rather than for stylistic purposes. It was only the two-bedroom flats which had sealed windows, with the availability of more ventilation in other rooms which did not face the garage;
- (3) the development had a contemporary design which was not out of keeping with the already mixed street scene and area so would not be considered jarring;
- (4) as the development had to conform to existing adopted policies, features included such as the Juliet balconies and outdoor space were not required but were still proposed;
- (5) social housing was not included in this development as the applicants had demonstrated through a Viability Assessment that it was not viable to bring the site forward with affordable housing included; the Viability Assessment had been checked and agreed by a third party surveyor on behalf of the Council;
- (6) the car park to the south of the building was in the ownership of Havant Borough Council and so could not be offered as another access route to the adjacent garage or parking spaces to the East of the development;
- (7) the three pre-commencement conditions in place would stop any construction from taking place until those conditions had been met; and
- (8) the section of the development designed for office space was in line with policies for the local centre, and any change of use e.g. to retail would need planning permission or it would be vulnerable to enforcement action.

RESOLVED that, based on the site inspection and information available at the time, the following additional information be provided to the Development Management Committee:

- a) the size of the flats;
- b) an annotated East elevation with explanations of each room facing, and whether the windows be sealed or not;
- c) fire safety provisions for the rooms with sealed windows from building control; and
- d) hard copies of the building layouts in a size clear to read to be sent to all Members by Democratic Services.

The meeting commenced at 3.57 pm and concluded at 4.53 pm

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Chairman

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HAVANT BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE 20 AUGUST 2020

Update sheet re APP/19/00324 – 5-7 Station Road, Hayling Island

Outcome of the Site Viewing Working Party briefing held on 12th August 2020

Responses to information requested :

- a) the size of the flats;

Response: *The applicants have provided a schedule of accommodation setting out the size of each of the flats in relation to the Government's Technical Housing Standards, which is attached to this update. This demonstrates that the floorspace of all of the flats are in excess of the standards by between 3% - 29%.*

- b) an annotated East elevation with explanations of each room facing, and whether the windows be sealed or not;

Response: *The applicants have supplied an annotated east elevation which is attached to this update and which will be displayed as part of the officer presentation at the Committee meeting. All kitchen and shower room windows on this elevation are to be obscure glazed and non-opening; all corridor and bedroom windows are to be standard i.e. clear-glazed and opening.*

- c) fire safety provisions for the rooms with sealed windows from building control; and

Response: *Officers have liaised with colleagues in the Building Control Service regarding this matter. The advice received is as follows:*

"It would be possible to have the kitchen windows fixed shut but the contractor may have to provide additional measures (such as a sprinkler system) in this room as a compensational feature.

The only other implication that would need to be considered by the contractor/developer is that with the window fixed shut, they would need to provide an alternative to providing ventilation to the room. This would have a number of solutions that could be proposed to Building Control.

Overall, I don't think fixing the window shut in the kitchens mentioned would cause them an issue finding an alternative solution that would comply with Building Regulations."

- d) hard copies of the building layouts in a size clear to read to be sent to all Members.

Response: *The applicants have supplied a cropped version of the ground, first and second floor layouts at A3 scale to assist the members in this regard, which will be displayed as part*

of the officer presentation at the Committee meeting. Hard copies of these layouts are attached to this update.

Revision to Recommendation

The recommendation remains that the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00324 subject to the conditions set out in the officer's report.

However the detailed analysis of the internal floor areas and the provision of the annotated East elevation has resulted in minor revisions to these plans. Consequently the list of approved plans set out under Condition 2 is now proposed to read as follows (changes in italics):

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Plans

Site Location & Block Plan 5531 1100 E
Proposed Ground Floor Layout 5531 1200 R
Proposed First & Second Floor Plan 5531 1201 N
Proposed North & South Elevations 5531 1300 G
Proposed North & South Elevations 5531 1310 B
Proposed East & West Elevations 5531 1301 J
Proposed Perspectives 5531 1500 G
Proposed Bin Store Elevations 5531 1320 A
Landscape Strategy Plan 120 - 101
Landscape Maintenance Plan February 2020

Drainage

Existing Site Runoff Calculations revB
Proposed Site Runoff and Tank Design Calculations revC
New Storm Water Pipework Size Check
Drainage Assessment Report dated 07/05/20
Drainage General Arrangement ref: 414406-100P7

Reason: - To ensure provision of a satisfactory development.

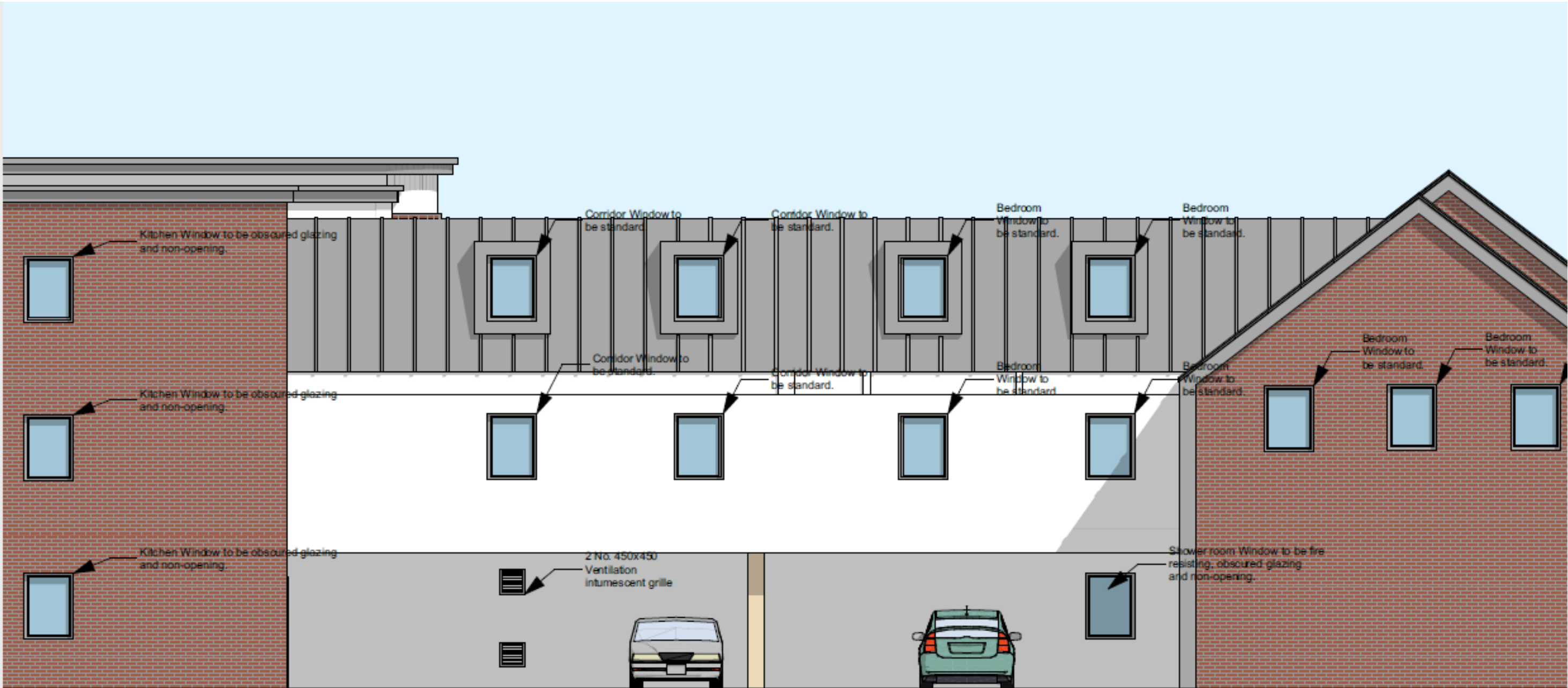
All other conditions remain as recommended.

Schedule of Accommodation

Flat No.	Floor Level	No. Bedrooms	Occupancy	Housing Technical standards m2	Measured Flat Area	Notes
1	Ground	2	3	70	90.341	Disabled unit 29% Larger than minimum standard
2	Ground	2	4	70	86.931	24% Larger than minimum standard
3	Ground	2	4	70	72.052	3% Larger than minimum standard
4	Ground	2	3	61	65.313	7% Larger than minimum standard
5	Ground	2	4	70	83.890	19% Larger than minimum standard
6	1st	1	2	50	59.347	18% Larger than minimum standard
7	1st	1	2	50	58.923	17% Larger than minimum standard
8	1st	2	4	70	78.423	12% Larger than minimum standard
9	1st	1	2	50	63.640	27% Larger than minimum standard
10	1st	2	4	70	85.498	22% Larger than minimum standard
11	1st	2	4	70	80.962	15% Larger than minimum standard
12	1st	2	4	70	74.852	7% Larger than minimum standard
13	1st	2	4	70	83.890	19% Larger than minimum standard
14	2nd	2	4	70	75.987	8% Larger than minimum standard
15	2nd	1	2	50	62.603	25% Larger than minimum standard
16	2nd	2	4	70	85.496	22% Larger than minimum standard
17	2nd	2	4	70	80.959	15% Larger than minimum standard
18	2nd	2	4	70	74.851	7% Larger than minimum standard
19	2nd	2	4	70	83.890	19% Larger than minimum standard

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Annotated East elevation



Proposed East Elevation

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1. Proposed First Floor Plan 1:200

revisions & notes:

0 100mm @A3

project: **Development of Former Garage & Bungalow**
5-7 Station Road
Hayling Island

drawing name: **Proposed First Floor A3**
Cropped version
PLANNING

status: April 2019

date: 1:200

scale: JS

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Project No. **5531** drawing No. **1251** rev **A**

pwparchitects

Note: All dimensions to be checked on site by the contractor before fabrication and erection. Figured dimensions to be taken in preference to scaled dimensions. This drawing is the copyright of the architects and must not be reproduced or used without their express consent, except for the purposes of a planning application. Electronic issue of this drawing to be confirmed by paper hard copy only.

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Proposed Second Floor Plan

1:200

2.

N

0 100mm @A3

revisions & notes:

project: **Development of Former Garage & Bungalow**
5-7 Station Road
Hayling Island

drawing name: **Proposed Second Floor A3 Cropped Version**

status: **PLANNING**

date: April 2019

scale: 1:200

drawn: JS

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Project No. **5531** drawing No. **1252** rev **A**

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Proposed Ground Floor Plan

1:200

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