
Site Address: Hollies Caravan Site, 47 Itchenor Road, Hayling Island,
PO11 9SN
Proposal: Retrospective application for retention of access decking to double
doors on north elevation and permanent screening along boundary to screen from
overlooking. Proposed installation of safety handrail to decking.
Application No: APP/19/01068 Expiry Date: 23/12/2019
Applicant: Mr Husband
St Hermans Estate Co Ltd
Agent: Mr Palgrave Case Officer: Joseph Toole
Ward: Hayling East

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

The application site falls within the Chichester AONB and Flood Zone 2/3. It is located within Hollies Caravan site which is a holiday park along Itchenor Road, Hayling Island. The Caravan site currently has 85 caravans, each of relatively similar size.

The site in question is a static caravan located to the far North West of the holiday park backing onto Chichester Harbour. To the east is a row of caravans. To the west there is a detached bungalow.

2 Planning History

07/53437/005 - Continued use of caravan for residential use by the site manager.,
TPP, 19/10/2007

3 Proposal

Retrospective application for retention of access decking to double doors on north elevation and permanent screening along boundary to screen from overlooking.
Proposed installation of safety handrail to decking.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No Objection.

Suggested considerations -

- schedule/samples of materials to be agreed prior to construction / as indicated on application forms / to match the existing on site
- the decking area could be enclosed with a vertical timber balustrade enclosure to retain a traditional appearance and character

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling West Ward

No Comment.

Councillor R Raines - Hayling East

No Comment.

Engineering/Drainage

No Comment.

Environment Agency

No Objection.

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Appropriateness of design and impact on the character of the area and the AONB
- (iii) Effect on neighbouring properties
- (iv) Flooding

(i) Principle of development

- 7.2 The application site is located outside of the defined urban area and within a non-urban area. However, the site is located within an existing holiday caravan camp and the proposal is concerned with a small area of decking. Policies AL1 and AL2 in the Havant Borough Council Local Plan (Allocations) July 2014 are relevant and Policy AL2 states that planning permission will be granted for developments within undeveloped gaps or non-urban areas that help to define the separate identity of settlements and prevent their coalescence where development relates to small scale householder development. Whilst the application is not a householder development, it is for a small area of decking on the north elevation of the caravan, which is reflected on a number of other caravans. The development would not undermine the separate identities of settlements or result in their coalescence. As such, there is no objection in principle to the proposal, subject to compliance with other Development Plan Policies.

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

- 7.3 The proposed development would involve the retention of the access decking to the double doors on north elevation with the installation of a safety handrail.
- 7.4 The retention of the access decking would be inkeeping with the character of the area and the AONB as many of the caravans backing onto Chichester Harbour have decking of similar size and design.
- 7.5 As regards to the Chichester Harbour Conservancy recommendation this is a retrospective application and the materials used are considered acceptable with a proposed installation of a safety handrail to the decking. As to the vertical balustrade the plans have been amended to provide this, using the same materials as the existing decking.
- 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.

(iii) Effect on neighbouring properties

- 7.6 The decking is approximately 8 metres forward from the rear wall of 16 Fisherman Walk, with a separation distance of approximately 6.5 metres. There is also an approximately 1.6 metre wall along the western boundary together with screening of bamboo and ivy hedging. Any overlooking would be into the far rear garden of the property, not into the house itself or the private amenity area to the immediate rear of the property.
- 7.7 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) Flooding

- 7.8 The application would be classed as a 'minor development and according to the

National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not effect these areas.

- 7.27 The site falls within Flood Zones 2 and 3. The decking is enclosed and moves development slight closer to the foreshore. However, there would be no hardsurfacing associated with the development that would increase water run-off and due to the minor nature of the proposal would be unlikely to cause flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy.

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 PLANNING PERMISSION IN RETROSPECT** for application APP/19/01068

- 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:

Location and Block Plans - P_102 REV A
Existing Floor Plans and Elevations - EX_001 REV B
Proposed Floor Plans and Elevations - PL/101 REV C

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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.

