
Site Address:	10 Sea Front, Hayling Island, PO11 9HL		
Proposal:	Placement of a modular ramp on public highway to enable access to property.		
Application No:	APP/19/01128	Expiry Date:	12/03/2020
Applicant:	Mrs Stanway		
Agent:	Mr Mace	Case Officer:	Selina Donophy
	Millbrook Healthcare		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a terraced, two- storey property located on the North side of Sea Front, in the Eastoke area of Hayling Island. The site forms part of a row of terraced shop fronts sited opposite Hayling sea front . The property has a door to the front elevation as well as one window at ground floor level and one window at first floor level. It is of stone construction at ground floor level and white weatherboard cladding to the first floor level, which runs across the terrace. It has solar panels located on the front elevation of the roof slope.

This property is located within Flood Zone 3 .

2 Planning History

98/63378/000 - Change of Use from shop and living accommodation to exclusively living accommodation, PERM,11/01/1999

APP/15/01421 - First floor rear extension to form level access shower room., PERM,17/02/2016

3 Proposal

Placement of a modular ramp on public highway to enable access to property.

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
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Hampshire County Council Highways

The Highway Authority have reviewed the proposals and it is noted that the proposed modular ramp will be constructed on the public highway. As such, the applicant is required to enter into a Section 115E license with the Highway Authority to allow for the erection of the modular ramp by the applicant. The future maintenance of the ramp will thereby remain with the applicant.

As the local planning authority, Havant Borough Council are required to affix the relevant engineering plans to the site to observe the required consultation period associated with the license, informing any affected persons of the proposed development.

The Highway Authority therefore raise no objection to the proposal, subject to the applicant entering into a Section 115E license to erect the modular ramp as per drawing number WH-MLLB-00-XX-DR-B-002.

Officer Comment:

An informative is recommended to be attached to the planning decision confirming the need for a Section 115E license. The Highway Authority have confirmed that Planning Permission can be granted separately whilst the Section 115E licence is drafted.

Property Services HBC

Havant Borough Council own the subsoil but the Land it self has been adopted by Hampshire Highway if consent is required they will need permission from them.

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: 5

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

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

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

7.3 This proposal comprises an access ramp with handrail to the front elevation which would provide access for those with impaired mobility. The proposed ramp would be sited parallel to the public highway and would be constructed of aluminium with green railings with dimensions of approximately 3.25 metres in length spanning the space between the window and front doorway, with a width of approximately 1 metre. The pavement in front of the property is approximately 6.2 metres in width, therefore with the ramp in place there would still be 5 metres of pavement space retained.

The ramp would be visible from the public realm, however it is deemed both in proportion and in keeping in appearance with the application property. It would relate appropriately with the streetscene in terms of scale and materials and therefore would not have any significant adverse impact on the character of the area.

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

7.4 To the east of the proposal site is a fishing shop and to the west of the proposal site is an antiques retail unit. The impact on these properties has been considered in terms of impact on amenity following a site visit and no significant harm has been identified.

Whilst the ramp will result in some loss of pavement space, the pavement is wide enough to be able to incorporate both the ramp and ample pedestrian access.

7.5 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) Flood zone

- 7.6 This proposal does not comprise of an extension and represents a small access ramp feature, it is not considered that the proposal would result in flood risk concerns.

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/19/01128 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:

block plan received 21.11.2019
location plan received 21.11.2019
illustration of ramp received 15.11.2019
proposed site plan Drawing No. 002 received 15.11.2019
floor plan of ramp received 15.11.2019
proposed south elevation WH-MLLB-00-XX-DR-B-0002
proposed elevations WH-MLLB-00-XX-DR-B-0003
Flood Risk Assessment

Reason: - To ensure provision of a satisfactory development.