
Site Address:	Bowls Court, 41 Station Road, Hayling Island		
Proposal:	Variation of condition 8 of Planning Permission 08/66979/07 relating to bin stores and boundary fence.		
Application No:	APP/19/01102	Expiry Date:	06/04/2020
Applicant:	Morscott 2007 Limited		
Agent:	Edward Caush Associates	Case Officer:	Joseph Toole
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is situated to the south of Station Road, 200m to the junction with Beech Road. The site comprises a detached dwelling set within a 0.22 hectare plot. To the east of the site is Millam Court, a two-storey sheltered housing scheme, that stands back 10m from the south boundary. To the west of the site are 45A and 45B which comprise a pair of L shaped bungalows with first floor accommodation contained entirely within the roof space. To the rear is a public footpath and parkland with a lawn bowling green and community centre. The site is within a short walking distance of The West Town Centre which contains a range of varying uses, including a Tesco Express.

Planning permission was granted under reference 08/66979/007 on 21/5/08 for the erection of a block of 9No. apartments and a block of 5No. apartments with associated car parking utilising altered access to station road and landscaping.

2 Planning History

02/66979/000 - Demolition of existing building and creation of 10 no. 2 bed flat and 12 no. 1 bed flats with associated ancillary buildings and car parking with new access to Station Road via James Close., WD,18/03/2003

05/66979/001 - Outline application for the demolition of the existing dwelling and erection of a block of 14 apartments with associated car parking, utilising the existing (but altered) access to Station Road., REF,30/06/2005

07/66979/002 - Outline application for the demolition of the existing dwelling and erection of a block of 14 apartments with associated car parking utilising the existing access to Station Road. , REF,19/04/2007

07/66979/003 - Outline application for erection of a block of 9No. apartments with associated car parking utilising the altered access to Station Road., PERM,24/07/2007

07/66979/004 - Erection of a block of 5 No. apartments with associated car parking and external works., WD,02/01/2008

07/66979/005 - Reserved Matters Application for the erection of a block of 9No. apartments with associated car parking utilising the altered access to Station Road and landscaping., PERM,10/01/2008

08/66979/006 - Erection of a block of 5No. apartments with associated car parking., WD,14/02/2008

08/66979/007 - Erection of a block of 9No. apartments and a block of 5No. apartments with associated car parking utilising altered access to Station Road and landscaping.(Approved 21.5.08). Request to discharge condition 11 (22.02.19).,

PERM,21/05/2008

08/66979/008 - Discharge of condition No. 6 of Planning Permission 08/66979/007.,

PERM,03/09/2008

APP/11/00038 - Discharge of Condition No's 3, 4, 5, 7, 8, 9, 12, 13, 14 & 15 of Planning Permission 08/66979/007., PERM,08/04/2011

APP/18/00015 - Variation of condition No.3 of Planning Permission 08/66979/007 relating to external materials. Replace flint blocks with brick and omit timber cladding replace with tile hanging., PERM,21/02/2018

3 Proposal

Variation of condition 8 of Planning Permission 08/66979/07 relating to bin stores and boundary fence.

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)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Clare Satchwell - Hayling East

No Comment.

Councillor I Scott Hayling West

No Comment.

Councillor Joanne Thomas

No Comment.

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: 42

Number of site notices:1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I do object to this. My concern is that without the roof on the bin store the bins will be piled high, as they have been already on occasion where the lids of the bins do not close or rubbish is put on top because they are so full & the rubbish then blows over to the neighboring properties (where I live). At least if they were closed in with a roof as per the original proposal there would be more shelter from the wind and less of an eyesore when overflowing. I expect they are overflowing on occasion due to there being too few bins for the number of dwellings. On the original plans there looks to be 3 bin stores, now there is only one. It seems that a bit like the altered entrance & parking at the bottom of site that never materialised, this is another request to chip away at the overall quality of the environment now the properties are built.	See Section 7 below.

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

(i) Principle of development

7.1 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

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

7.2 The application intends to vary condition 8 of planning permission 08/66979/007 which granted the erection of Bowls Court.

7.3 Condition 8 is the following:

No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of

enclosure along all boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the installation of all screening, provision as is thus approved by the Authority. At all times thereafter, all of that screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

- 7.4 The plans originally submitted showed bin stores on the east and west site boundaries. They were proposed to have a pergola roof.
- 7.5 The bin store on the east was built larger than the original design and the bin store on the west was built smaller than the original design. Both bin stores do not have a pergola on them. This is not considered to be materially harmful to the overall design of the bin stores and the development and is therefore deemed acceptable.

(iii) Impact upon residential amenity

- 7.6 The original plans showed a 300mm metal fence on top on the existing 1500mm brick wall along the western boundary. The metal fence has not been put in place. It is considered that the existing boundary treatment is sufficient in not negatively impacting the surrounding neighbourhood amenity. Therefore, this is be deemed acceptable.

8 Conclusion

- 8.1 The variation of condition 8 would have a limited and acceptable impact on the neighbours and the development 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/19/01102

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

External Works and Drainage - 04-924-L-(2-)-211 G

Reason: - To ensure provision of a satisfactory development.

- 2 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows/doors or other openings shall be constructed within the eastern and western elevations of both buildings hereby permitted without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby

properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework.

- 3 Prior to occupation of any of the flat units hereby approved, the access improvement works shown on submitted drawing RNB/001/1 shall be implemented together with the indicated highway improvement works, in accordance with such similar details as may be approved or required by the Local Planning Authority in liaison with Hampshire County Council.

Reason: In the interests of highway safety and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Prior to the occupation of the development hereby approved, the car parking provision as shown on drawing 04:924:L(2-)131B shall be fully implemented, and thereafter the spaces retained for such purpose.

Reason: In the interests of highway safety and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The external materials used shall comprise:

Brick: Terca Weinerberger Chartham Multi 65mm

Tiling: Marley Plain Roofing Tile- Old English Red

As per letter received (dated 20th December 2017)- received 2nd January 2018.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.