

Site Address:	Bentley Walker, 116 Elm Grove, Hayling Island, PO11 9EW		
Proposal:	Replacement of damaged brick planters at car park boundary adjacent footpath, with 1M high railings and bollards.		
Application No:	APP/20/00463	Expiry Date:	10/08/2020
Applicant:	Mr Walker C/o Bentley Walker		
Agent:	Mr Barker GDB Technical Architecture	Case Officer:	Selina Donophy
Ward:	Hayling East		

1 Site Description

To the north of the site is the car park belonging to the shop , which is accessible from the west along Elm Grove and which has approximately 11 parking spaces. Elm Grove forms part of a primary shopping area on Hayling Island.

None relevant

Replacement of damaged brick planters at car park boundary adjacent footpath, with 1M high railings and bollards.

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

CS11 (Protecting and Enhancing the Special Environment and Heritage of Hayant Borough)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

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

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: 38

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comment 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

(i) Principle of development

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

The original planning decision for the shop made in 1988 under application reference 88/551150/1 contained the following condition (10) :

"The planting to the front boundary of the site adjacent to the access with Elm Grove shall be maintained so as not to exceed a height of one metre above ground level " .

This application seeks to amend the original permission to replace the planters with railings and bollards of 1 metre in height.

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

This proposal comprises the replacement of the existing raised planters following damage with galvanised metal railings and two reflective bollards both of 1 metre in height with raised cobbled setts sited at the entrance to the car park from Elm Grove. Railings such as this are not judged to be out of place in a shopping area such as this, which already has a fair amount of variation in style and materials of boundary treatments . Whilst the existing planters are visually attractive, the proposed railings, set at a fairly low height are not judged to have a harmful visual impact on the character of the area.

(iii) Impact upon residential amenity

The railings will be visible from the flats opposite, on the west side of Elm Grove however are not judged to impact their amenity.

8 Conclusion

This proposal is unlikely to have an adverse impact on the character of the streetscene or the existing building , the planning application should therefore be approved.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00463 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:

01 Location and block plan
03 Proposed plans

Reason: - To ensure provision of a satisfactory development.