
Site Address:	Harvey Brown House, Restawyle Avenue, Hayling Island		
Proposal:	Resurfacing of external areas; removing current tarmacadam surface and replace with new tarmacadam surface.		
Application No:	APP/19/00700	Expiry Date:	24/10/2019
Applicant:	Ms Nonyelu The Guinness Partnership		
Agent:	Mr Waddingham Kendall Kingscott Ltd	Case Officer:	Selina Donophy
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a three storey block of self contained retirement apartments known as Harvey Brown House, and associated bungalows located on the West side of Restawyle Avenue. The Avenue contains a mix of similar style, three storey apartment buildings with roadside parking facilities and semi-detached dwellinghouses. This application site is located within Flood Zone 3 .

2 Planning History

06/53624/001 - Construction of 2No. bedroom detached bungalows, associated car parking and associated stores., WD,08/05/2006

06/53624/002 - Construction of 2No. 2 bedroom detached bungalows, associated car parking and stores. (Revised application)., PERM,20/11/2006

GEN/19/00174 - Proposed resurfacing to front of building., ,24/05/2019 12:22:08

3 Proposal

The proposal includes the resurfacing of external areas; removing the current tarmacadam surface and replacing this with a new tarmacadam surface. The areas proposed for tarmacadam resurfacing include around the Northern end of the building, incorporating the access route and wrapping around the building down the Western perimeter. Some resurfacing works will also be taking place around the North Eastern front of the building as well as to two pathways for pedestrian access leading to the front of the property from the highway. Other proposed works include re-laying precast concrete paving slabs also at the North Eastern front end of the building and on a pathway to the rear and replacing existing areas of brick paviour with new to the rear.

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

Arboriculturalist

No objection. The re-surfacing at the rear of the property has already taken place

Environment Agency

No comments received

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: 86

Number of site notices: At least one site notice exists - check the number.

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Impact on trees

(i) Principle of development

7.2 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

7.3 This area is predominantly residential, with the building contributing a notable aspect of the character of the street with its position fronting the highway and its variety of trees

lining the pavement.

The plans show the proposed works centre around upgrading existing surfaces with like for like materials. It has been noted that some of the resurfacing works have already taken place to the rear of the building where tarmac has been replaced. Some of the areas would benefit from repair and replacement where the existing tarmac surface has degraded over time, including areas such as the pathways to the front of the building as these are used regularly by the residents.

The improvements to the paving slabs and tarmac to the front of the property are accessible and visible from the public realm and are deemed to upgrade the existing surfaces.

The proposed resurfacing works are considered to enhance and improve both the safety and appearance of both the communal rear and the area fronting the highway, meeting the requirements outlined in Policy CS16 of the Havant Borough Local Plan (Core Strategy).

(iii) Impact upon residential amenity

- 7.4 Although some of the resurfacing works will be visible from the street, this development is not deemed to have any significant impact on residential amenity.

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) Impact on trees

- 7.5 The Arboriculturalist officer's comments state no objection to the works as they have already taken place to the rear of the property. A tree survey and tree protection plan have been provided which show adequately how the works will take place in respect of the existing trees. They show that measures have been taken to protect the trees.

8 Conclusion

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/19/00700

(A)

(B) for the following reasons/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:

Location and block plan 1150 REV 1 received 19.07.2019

Proposed plans 2100 REV 1 received 19.07.2019

Tree survey and protection plan received 28.09.2019

Reason: - To ensure provision of a satisfactory development.

- 3 Either the hard surface is made of porous materials, or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the building.

Reason: To ensure adjacent trees are not adversely affected and to avoid increased surface runoff from the new tarmac surface and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 4 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.