
Site Address:	Rileys Convenience Store, 22 Rails Lane, Hayling Island, PO11 9LL		
Proposal:	Proposed storm porch and canopy to west elevation. (Revised application).		
Application No:	APP/20/00171	Expiry Date:	22/04/2020
Applicant:	Mr G Vijaendranh		
Agent:	Mr I Reed	Case Officer:	Selina Donophy
	Architectural Planning Ltd		
Ward:	Hayling East		

Recommendation: **REFUSE PERMISSION**

1 Site Description

This application site is a retail premises, Rileys Convenience Store, which is located on the corner of Rails Lane and Southwood Road. The unit has blue awning to the frontage and shopfront windows facing the highway. The shop forms part of a row of shops along Rails Lane which include a variety of uses, including A5 hot food and takeaway, A1 shops and retail outlets and class A3 food and drink establishments. This local centre is located close to the sea front and the shops have both two and three storey residential units above, some with views over the sea front.

2 Planning History

APP/15/00120 - Retention of ATM; installation of vertical glazing mullion; modification to existing roller shutter to allow use of ATM. , PERM,01/04/2015

APP/15/00121 - Display of ATM surround incorporating white illuminated lettering and blue LED halo illumination., PERM,01/04/2015

APP/19/01005 - Proposed storm porch to west elevation., REF,06/01/2020

3 Proposal

Proposed storm porch and canopy to west elevation. (Revised application).

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
DM21 (Shopfronts, Signs, Security Shutters and Advertisements)
AL3 (Town, District and Local Centres)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Hampshire Highways

Highways Development Planning raises no objections to this proposal.

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: 7

Number of site notices:1

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) Flood Risk

- (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 application comprises of a storm porch and canopy to the front elevation of Rileys Convenience Store. This is a revised application submitted following the submission of a similar scheme which was refused under application reference APP /19/01005 . The previous proposal was for a storm porch to the front elevation stretching the length of the unit, comprised of glass panelling and pvc posts. The current proposal is for a

porch reduced in length to approximately 7.1 metres , a depth of 2 metres and height of 3.3 metres. It would have a render plinth with glass panelling and a pvc fascia board as well as a canopy area with a glass roof and pvc post.

- 7.4 This proposal is judged to be an improvement from the previous proposal due to the reduction in scale and use of glass panelling of which previously increased the bulk and prominence of the structure. The previous reasons for refusal were centered around the impact of the porch on the character of the area which is a local centre close to the seafront and in order for this proposal to be deemed acceptable it would need to demonstrate that the amendments now mitigate against these previous reasons.
- 7.5 The application site forms one of the larger units in a row of commercial units. The porch as proposed at 7 metres length and a step out of 2 metres is judged to be out of keeping with the existing rhythm of development as none of the other units have porches or extensions to the front facade which step out on to the street. Although there are some canopies present above some of the units, these do not protrude on to the highway or add additional mass or bulk forward of the existing building line. The general design of this proposal is deemed to be contradictory to policy CS16 'High Quality Design' of the Havant Borough Local Plan and Policy DM21 'Shopfronts, Signs , Security Shutters and Advertisements' of the Havant Borough Local Plan (Allocations). Policy CS16 states that a development should demonstrate that its design :

"uses characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors".

Policy DM21 states that :

"Planning permission should be granted for shopfronts, signs, security shutters and advertisements where :

- 1.) They are appropriate in size, scale and design to the character of buildings and their surroundings
- 2.) They will not result in a cluttered appearance either on individual buildings or on the streetscene as a whole"

- 7.6 The alterations as proposed are not judged to be appropriate in scale within the context of the surrounding area, with the porch and canopy area potentially resulting in a cluttered appearance of the street. The materials proposed ,including glass, polycarbonate roof and pvc posts and fascia boards are not judged to create a high quality visual aesthetic.
- 7.7 This locality is important for tourism and it is considered appropriate to seek to improve the public realm and attractiveness of the area. The front extension fails to respect the existing building and the materials proposed would not provide a good quality addition to the building in this prominent corner location.
- 7.8 This area of Hayling Island comprises leisure and retail uses which attribute to Hayling Island's tourism and recreational space. In the emerging Havant Borough Local Plan 2036 there is some regeneration proposed known as the 'Phase 2 Eastoke Corner Regeneration Area' which seeks to improve the quality of the public realm and

remodel the area as an area used for leisure. Although retail units are to be encouraged, this should not be at the detriment to the character of the area. The proposed storm porch would constitute a prominent and dominant feature, visible from both the sea front and Rails Lane. This would also conflict with policy CS16 which states that a development should identify and respond positively to the local character within or close to the proposed development site.

- 7.9 Policy CS5 of the Havant Borough Local Plan relates to tourism , and whilst this proposal would result in increased retail space , this is judged to be at the detriment to the quality of the surrounding area. There is a presumption in favour of sustainable development within the National Planning Policy Framework (NPPF). It seeks to drive and support sustainable economic development to meet the development needs of business and support an economy fit for the 21st century, however it also seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- 7.10 For the reasons outlined above, it is considered that the proposed storm porch would result in a significant adverse impact on the existing character of the street scene and surrounding area and to aspirations for future regeneration of the area. This proposal is not deemed to be an appropriate addition within the context of the surrounding retail and sea front area. It is therefore considered that the proposed development does not comply with policy CS16 of the Local Plan (Core Strategy) 2011 and Policy DM21 of the Local Plan (Allocations) 2014.

(iii) Impact upon residential amenity

- 7.11 The proposed storm porch would be located at ground floor level and would have no significant impact upon residential amenity.

(iv) Flood Risk

- 7.12 This proposal site is located just on the edge of flood zone 2 . A flood risk assessment has been provided with this application stating that a flood gate is to be provided and floor levels will be set no lower than the existing building. Given the nature of the development these measures are considered acceptable.

8 Conclusion

The design and appearance of the storm porch is considered to be harmful to visual amenity and would have an unacceptable impact on the surrounding area. It has been deemed to be contradictory to policies CS16 of the HBLP (Core strategy) 2011 and DM21 of the HBLP (Allocations) 2014 and is recommended for refusal.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/20/00171

(B) for the following reasons

- 1 The proposed development would by reason of its design, materials, position

and prominence result in a harmful impact on the character and visual amenities of the street scene and locality and would fail to respect the local context and characteristics of the area. As such the development would be contrary to the National Planning Policy, policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM21 of the Havant Borough Local Plan (Allocations) 2014 and the Havant Borough Council Borough Design Guide SPD 2011.