
Site Address: Rileys Convenience Store, 22 Rails Lane, Hayling Island,
PO11 9LL
Proposal: Proposed storm porch to west elevation.
Application No: APP/19/01005 Expiry Date: 06/01/2020
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

3 Proposal

Proposed storm porch to west elevation. This would extend the premises by approximately 2m to the front (western elevation) with glass infill panels.

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

The proposed construction appears to abut the highway and I note the Section drawing advises to make good the tarmac footpath.

I confirm the Highway Authority have no objection subject to :-

Note to Applicant

Before undertaking any work which affects a public highway (including a public right of way) you must obtain specific written approval from the Director of Economy, Transport and Environment at Hampshire County Council and enter into or secure any necessary legal agreements or consents to enable the works on a public highway to proceed. It is an offence to carry out unauthorised works on a public highway. This requirement applies to works involving excavation within a footway, verge or carriageway. For further information, please contact highways.development.control@hants.gov.uk

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

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

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

This proposal is for the addition of a storm porch to be erected over the main entrance of this retail unit. This would project out by approximately 2 metres at a height of between 3 and 3.2 metres with a monopitch polycarbonate roof. The proposed extension will increase the general bulk of the frontage, which would extend to a width of approximately 12.7 metres. This retail unit is one of the larger units in this row of shops and so this proposal would mean a substantial addition of mass and bulk projecting forward. 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"

The alterations as proposed would not be in keeping with the existing rhythm of the streetscene - the surrounding shop frontages follow the shape of the building and do not have significant projections which step out into the street. Additionally the materials proposed are deemed to increase the prominence of this development in the street scene, with glass infill panels stretching the length of the structure, ppc posts and rails and a polycarbonate roof. This proportion of glass in a projecting addition to the building is not deemed an appropriate feature for this area and the polycarbonate roof would have a harmful impact on the character of the streetscene.

Furthermore Havant Borough Design Guide SPD 2011 provides further guidance in relation to materials, stating:

It is also important that new developments make the most of opportunities to create visual

attractiveness and diversity through detailing. The choice of materials should be informed

by an analysis of the site and its context, this is particularly important in more sensitive areas of the Borough, such as conservation areas and Chichester Harbour AONB.

Materials that are common in the Borough include brick; render, clay roof tiles, slate and in

places, flint.

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.

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.

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

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

(iv) Flood Risk

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/19/01005 for the following reason

- 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.