
Site Address: Flat 4, 41 Station Road, Hayling Island
Proposal: Conversion of existing flat to form 2 No 1 bed flats.
Application No: APP/18/01198 Expiry Date: 11/02/2019
Applicant: Mr Flint
Agent: FLINT Case Officer: Bee Crawford
 CHRIS FLINT ASS LTD
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a newly constructed three storey block of flats nearing completion, subject of planning permission 08/66979/007 situated on the south side of Station Road. To the east of the site is Millam Court, a two-storey sheltered housing unit is to the east, detached chalet style dwellings are to the west, a public footpath and Hayling Park are to the rear and a new block of flats associated with planning permission 08/66979/008 is opposite. The area is of medium density with two storey detached and terraced commercial and residential units and a mixture of residential properties within West Town Local Centre.

2 Planning History

08/66979/007 - Erection of a block of 9 No. apartments and a block of 5 No. apartments with associated car parking utilising altered access to Station Road and landscaping, permitted 21/05/2008.

3 Proposal

- 3.1 The proposal is for the conversion of existing 2 bedroom flat to form 2 No. 1 bedroom flats. At the time of the Officer's site visit the ground floor window on the northern elevation closest to the front door had not been fitted.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of
 Havant Borough)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS21 (Developer Requirements)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)
DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

Building Control consent will be required for this work

Community Infrastructure, Planning Policy & Urban Design

Not CIL Liable.

Additionally, instructions should be passed by the Case Officer to the CI Team to issue the Solent Recreation Mitigation Strategy Unilateral Undertaking, now based on the number of dwellings and their respective number of bedrooms, so in this case payment for 1 No. 1 bed flat is required. See

<http://www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy>

Crime Prevention -Minor Apps

No response received.

Development Engineer - Highways

The Highway Authority have no adverse comment to this application.

Waste Services Manager

I have no concerns over waste collection regarding this planning application.

Natural England

No objection subject to mitigation.

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: 23

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Parking
- (v) Developer contributions

(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 The works proposed would be an east/west division of ground floor flat number four in the development, resulting in the northern elevation having an additional front door. This would be the only external change to the property, although it was noted at the time of the Officer's site visit the ground floor window on the northern elevation closest to the existing front door had not been fitted as per the approved plans under planning permission 08/66979/007.

7.4 The development is situated a significant distance from the public realm, and this together with the minor external works would indicate that the proposal would not result in an adverse impact on the visual amenity of the locality.

7.5 There is no alteration to the associated amenity area for the flats which is communal to the whole building.

7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

(ii) Impact upon residential amenity

7.7 Only minor external works are proposed to facilitate the conversion of the existing unit and the other apartments in the block, which is nearing completion are yet to be occupied. The existing surrounding properties are deemed to be a sufficient distance away for any impact to be negligible.

7.8 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, 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) Parking

7.9 There is no requirement for any additional parking approved under planning permission 08/66979/007, as there will be no increase in the number of bedrooms.

(v) Developer contributions

7.10 The Community Infrastructure Levy (CIL) is not liable in this instance.

7.11 This development would increase the number of dwellings within the 5.6km zone identified as significant in potentially increasing recreational pressure on the Solent SPA. Natural England's advice in regard all new housing development within this zone is that it is likely to have a significant effect on the SPA. Policy DM24 of the Allocations Plan, covers this issue and allows for a financial contribution to be made towards mitigation measures. This is currently set at £373.85 for a for a 1 bedroom dwelling and the relevant paperwork has been returned and the contribution paid. The proposal therefore accords with Policies CS11, CS21 (Developer Contributions) and DM24.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and character of the area 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/18/01198 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and block plan
Existing and proposed floor plans
Existing and proposed part north elevation plan
Proposed parking plan

Reason: - To ensure provision of a satisfactory development.