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Section 55 Town and Country Planning Act

Design and Access Statement

Replacement shopfronts to units 2 and 3

50-56 Creek Road, Hayling Island, PO11 9RE

14 St Georges Business Centre - St Georges Square - Portsmouth - PO1 3EZ
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Site Information

Consultant	Kirsty Turner
Client	Glen Bramble-Stewart
Site Address	50-56 Creek Road, Hayling Island, PO11 9RA
LA	Havant Borough Council
Description of Development	Replacement of shopfront unit 2 and 3
Pathway (PD/Application/Appeal)	Application

Constraints Review

Flood Risk Zone	No
Contaminated Land	No
Tree Preservation Order	No
Heritage Assets	No
Noise Abatement Areas	No
Explosive Hazard Areas	No
Area of Outstanding Natural Beauty	No
Special Protection Area	No
Site of Special Scientific Interest	No
RAMSAR Convention Site	No
Site of Importance to Nature Conservation	No
Article 4(2) Directions	No

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Local Policy Requirements

Local Plan/Core Strategy	Havant Borough Council Local Plan (Core Strategy)
Effective Policies in Development Control	CS16 - High Quality Design
SPG/SPD's	N/A

Planning History

Relevant History	No relevant applications

Report Date	<Todays Date>

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1. Introduction

1.1. This statement has been prepared to support the following proposal:

Replacement of shopfront of unit 2 and 3

1.2. The site, the subject of this application, relates to 2 of the 4 single storey retail units located on the east side of Creek Road.

Site Location

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Site Photograph

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Summation of Case

1.5. The existing buildings are retail units and the proposed works relate to the alteration of the shopfronts as part of an overall refit of these premises.

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2. Site Context

2.1. No.51-56 are single storey retail units located on the eastern side of the road.

2.2. It comprises of 4 retail units.

2.3. The premises lie within a road of generally residential properties.

2.4. The units lie approximately 2.4km south-east of Hayling Island's main shops in Mengham.

3. Local Development Framework

National Planning Policy Framework

3.1. The National Planning Policy Framework (NPPF) is the primary national planning policy guidance and the updated version was issued in July 2018.

Sustainable Development

3.2. Paragraphs 8 and 9 of the NPPF sets out the Government's overriding objectives of securing sustainable development. Para 8 of the NPPF identifies the roles of the planning system in achieving sustainable development:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.3. Paragraphs 10 and 11 go on to provide further emphasis on the focus towards sustainable development stating:

10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

11. Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

3.4. With regard to design paragraph 124 states

The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

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Local Policy

3.5. The Core Strategy is the principle document in the Local Development Framework. Adopted in 2011 it sets out the policies for Havant's future development up to 2026.

3.6. The document sets out a number of strategic policies of which the following is relevant to this application:

Policy CS16 High Quality Design states:

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax.

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4. The Design Appraisal

Scale

4.1. The overall size and height of the building remain unchanged by this proposal.

Amount

4.2. The intention is to convert the current 4 retail units into 1 large retail unit.

Layout

4.3. Entrance to the shop will be from the 2 end units only. The new shop fronts would therefore be glazed units only.

Landscape

4.4. There is no landscaping at present and none is proposed for this application.

Appearance

4.5. The new shop fronts have been designed to reflect the existing scale and character of the current units.

5. The Access Appraisal

5.1. Customer parking would be at the front of the building as at present, with delivery vehicles accessing through the rear.

5.2. Customer access would be via the 2 end units and would allow for disabled access.

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6. Conclusion

6.1. The proposal seeks to amend the shopfronts of the middle 2 units only, and are designed to reflect the scale and character of the existing building.

6.2. In the opinion of the applicant the proposal accords with National and Local policy and guidance and as such respectfully requests that planning permission be granted.