
Site Address:	Roundhouse Court, 2 St Andrews Road, Hayling Island		
Proposal:	Removal of the existing timber pergolas within car park and the reinstatement of car park spaces.		
Application No:	APP/18/00835	Expiry Date:	08/11/2018
Applicant:	Roundhouse Court Management Co. Ltd.		
Agent:	Mr D Faulkner Beals LLP	Case Officer:	Rachel Ballam
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Roundhouse Court is a part two storey, part three storey purpose built apartment block constructed in red brick with brown roof tiles, and consists of 16 no. 2 and 3 bedroom apartments with associated parking and car ports. The development was approved under application 94/50569/009 and, with the exception of minor alterations to the car parking layout subject to application APP/13/01125, remains unaltered from its permitted form.
- 1.2 The development is arranged on three sides, with the principal, primary elevation taking advantage of the location and facing south with the beach and sea front beyond. Access to the properties and the associated car parking is to the rear via St Andrews Road. Parking is laid out in a tandem style arrangement with open car parking in front of timber framed car port style structures. Parking is unallocated, albeit some of the car port structures feature some simple number identification, indicating those spaces to be associated with the flat number present.

2 Planning History

94/50569/009 - Erection of 16 No. 2 and 3 bedroomed apartments with associated parking and car ports., PERM,10/03/1994
91/50569/002 - O/A for redevelopment by the erection of 14 No. flats (10 No.2-Bed & 4 No. 3 Bed) 28 parking spaces & formation of access, PERM,
APP/13/01125 - Variation of Condition 7 of Planning Permission 94/50569/9 to revise original parking layout to allow two visitor parking spaces whereby flats 1 and 3 are only provided with one space each., PERM,12/02/2014

3 Proposal

- 3.1 The application seeks the removal of the existing timber pergolas within the car park. An application for planning permission is required owing to Condition 10 of original permission 94/50569/009, which reads: "No alterations to the car ports shall be undertaken without the prior consent of the Local Planning Authority."

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

AL1 (Presumption in Favour of Sustainable 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

Highways Engineer, Development Engineer

The Highway Authority have no adverse comments to this application.

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: 29

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
Objections: - Removal of the pergolas would have a negative impact upon the aesthetics of the site; the pergolas help to break up the car park area - Provision has not been made for the replacement of the posts with another means for people to secure bikes	See section 7 of officer report
Support: - Residents and visitors have damaged their vehicles by grazing the support posts of the pergolas	

Summary:

Comment:

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) Highway safety and parking

(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 removal of the existing pergolas would not be considered to represent a substantial or negative impact upon the character of the overall development or to have a significant negative impact upon the appearance of the application site or the wider locality. The development would therefore be in accordance with the requirements of Policy CS16 of the HBLP Core Strategy (2011).

(iii) Impact upon residential amenity

- 7.4 The removal of the pergolas would not be expected to have any adverse impact upon the amenities of residents of the development or of surrounding neighbouring properties. The proposal would therefore be in accordance with policy CS16 of the HBLP Core Strategy (2011).

(iv) Highway safety and parking

- 7.5 The removal of the existing pergolas would not result in any alteration to the number, scale or arrangement of the existing car parking spaces. The Highway Authority was consulted in respect of the present application and raised no concerns in respect of the proposal.

- 7.6 Concern has been raised within third party comments regarding the loss of means to secure bicycles. However, it is noted that this was not the intended purpose of the pergolas, nor was this given as a reason for the retention of the pergolas as required by Condition 10 of original permission 94/50569/009. The original decision notice does not require the provision of bicycle parking within the application site; as such, it would not be considered reasonable to require the provision of alternative means of securing bicycles as part of the current application for the removal of the pergolas.

8 Conclusion

- 8.1 The proposed removal of the existing pergolas within the car park of Roundhouse Court would not result in any adverse impact upon the Highway network, nor would there be any significant loss of amenity for the residents of the development or the adjacent residential area. The removal of the existing pergolas would not result in a significant negative impact upon the visual amenity or character of the application site or the wider locality. As such it the application is recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00835 subject to the following conditions

- 1 The works 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 PLAN

SITE LAYOUT

SITE PLAN

Reason: - To ensure provision of a satisfactory development.