
Site Address: Lakeside Holiday Village, Fishery Lane, Hayling Island
Proposal: Alterations to existing guest lodges to extend ground floor external decks and enlarge ground floor windows on inward facing elevations.
Application No: APP/18/00052 Expiry Date: 21/03/2018
Applicant: Warner Leisure Hotels
 Warner Leisure Hotels
Agent: Mr Whibley Case Officer: David Eaves
 PWP Architects
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies at the eastern side of Hayling Island and accessed off Fishery Lane. The Lakeside Holiday Village is a substantial complex with tourist facilities including dining areas and swimming pool. Accommodation is provided for guests in a series of accommodation chalets of various styles and ages.

The site is attractively landscaped with mature trees and harbour side views and walks.

2 Planning History

02/50071/019 - Relocation and insertion of doors and windows on existing chalet block., PERM,26/09/2002

95/50071/018 - Extensions and alterations, particularly to reception area, creation of pedestrian area within gazebo. Additional parking. New landscaping and all weather bowls green., PERM,14/09/1995

91/50071/014 - Removal of 4 double unit A frame chalets and replace with 16 chalets in 4 blocks, PERM,09/12/1991

89/50071/008 - New Indoor Bowls Centre and Reception Area, UNK,13/11/1989

89/50071/009 - Alterations to existing Restaurant and Night Club, UNK,14/12/1989

89/50071/010 - Alterations to existing Chalet Block, UNK,30/10/1989

89/50071/011 - Proposed new 2-storey replacement chalet block, UNK,30/10/1989

3 Proposal

Alterations to existing guest lodges to extend ground floor external decks and enlarge ground floor windows on inward facing elevations.

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)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS5	(Tourism)
DM9	(Development in the Coastal Zone)

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**

Arboriculturalist

I have been to site today and it would appear from the proposal that the newly TPO'd trees are not at risk as a result of this development.

In terms of the proposals I would like to see at the very least a Tree Protection Plan as there are a number of trees that should be retained as part of the project.

Chichester Harbour Conservancy, The Harbour Office

APP/18/00052 Alterations to existing guest lodges to extend ground floor external decks and enlarge ground floor windows on inward facing elevations

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation No objection, subject to the council negotiating a more muted colour wood treatment than Sadolin Superdec 'Limestone'.

I made a site visit 1.2.18 and having regard to the Policy framework* below, offer the following comments.

The site is outside but within the setting of the AONB. A public (shoreline) footpath also passes the site to the south and east, albeit views of the chalets are limited.

The main alterations would be to those parts of the chalets facing inwards and away from the AONB. The chalets themselves are raised up off the ground by about 0.4m and timber clad (stained dark brown).

Looking at the external elevations scope of work documents I note that Sadolin Superdec 'Limestone' is proposed to treat the existing timber cladding. This appears to be a light blue/grey when viewed by going to

<https://www.sadolin.co.uk/products/sadolin-superdec-satin-opaque-wood-protection/>

As you are aware the Conservancy's preference is for dark muted colours close to the protected landscape.

No objection is made to the larger decked areas in front of each chalet, nor even their clear glazed balustrades, but can you please negotiate a more acceptable colour wood treatment than 'Limestone'. Perhaps either 'Carolina Stone', 'Obsidian?', 'Sargasso Sea' or 'Volcanic Ash'.

Environment Agency

No comments received

Environmental Health

No adverse comments

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: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations 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 trees
- (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.

The use is for tourist accommodation and the proposal is seeking to improve facilities at an existing important holiday park on Hayling Island. There would be no change in the number of bedrooms/chalets with the improvements consisting of changed windows and enlarged decking. As such the alterations are supported by the Council's tourism policies.

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

The site is relatively inclosed and partly screened by existing trees and vegetation. The chalets are single storey and the alterations relate to the inward facing areas of the chalets. There is a proposal to treat the chalets in Sadolin Superdec 'Limestone' colour a light blue/grey colour. This colour has the potential to be relatively intrusive in the landscape. the site is close to the Chichester Harbour AONB and coastal footpath and concerns in relation to the colour treatment have been raised by Chichester Harbour Conservancy. It is considered appropriate to condition the final colour choice to ensure that the colour is appropriate to the setting of the buildings.

(iii) Impact upon trees

The site is surrounded by trees and the Councils Arboriculturalist has visited the site to consider potential impacts. A tree protection plan has been requested to ensure that the works do not adversely impact trees and a condition is therefore recommended.

(iv) Flood Risk

The site is located in flood Zone 2/3. As the proposed development would not increase holiday accommodation at the site it is not considered that proposals would increase flood risk.

8 **Conclusion**

In conclusion the proposed alterations to holiday accommodation can be supported in principal and subject to appropriate finishes would have an acceptable impact on the character and appearance of the area. The potential impact on trees can be suitably mitigated by tree protection plans and there is no increase in flood risk.

As such planning permission subject to appropriate conditions can be recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00052 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 development hereby permitted shall be carried out in accordance with the following approved plans:
External Elevations Scope of Works Drawing No. 1000 Rev A
Block Layout Plan Drawing No.1101
Site Location Plan Drawing No. 1100 Rev A
Proposed Elevations Block Drawing No. 1303 Rev A
Proposed Floor Plans Drawing No. 1201
Proposed Elevations, Blocks A, B & C Drawing No. 1302
Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the submitted details the cladding boards shall not be painted unless and until details of cladding colour finish to the cladding boards of the guest lodges has been submitted to and approved in writing by the Local Planning Authority. The chalets shall thereafter be painted and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area close to Chichester Harbour and public footpaths and having due regard to policy CS11, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall not commence unless and until a tree protection plan has been submitted to and approved in writing by the Local Planning Authority to show the protection of trees during the course of the development. The plan shall demonstrate that all trees that are to be retained will be enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The approved fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.