

97/50756/006 - Single storey infill extension to north elevation and single storey extension to south of health and fitness club, PERM,22/09/1997

91/50756/000 - Single sided free standing internally illuminated entrance sign and individually internally illuminated letter and logo on west elevation. REF,14/01/1992

92/50756/001 - 1 set of individually illum. letters on entrance canopy; 1 set of individually illum. letters on west elevation; 1 single sided, free standing, part-illum. entrance sign., PERM,02/04/1992

92/50756/002 - Addition of red striped awning to north and west elevations., UNK,24/08/1992

92/50756/003 - Non illuminated advertisement on awning over entrance on north elevation, PERM,24/08/1992

92/50756/004 - Two free standing directional signs.(Signs 2 and 3), ZHIS,20/10/1992

92/50756/005 - Retention of non-illuminated temporary banner at entrance of site., REF,05/11/1992

03/50756/016 - External alterations resulting from internal rearrangements of space within former pool changing rooms and reception and beautician areas of leisure club., PERM,15/01/2004

04/50756/017 - Extension to provide 2 storey bedroom wing and internal remodelling., PERM,05/10/2004

09/50756/018 - Erection of single storey entrance canopy and external ramped access to the restaurant. , PERM,07/04/2009

09/50756/019 - External signage to include lightbox above door, illuminated lightbox, sign board, individual applied lettering, illuminated line added to existing sign and 'Hotel' wording removed from same existing sign., REF,28/08/2009

3 Proposal

Erection of a single-storey front extension to restaurant area; reposition frontage wall; and provide front entrance to a bar area.

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)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No response received.

Developer Services, Southern Water

SW requires a formal application for a connection to the foul sewer to be made by the application or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

'A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>'.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

The applicant should be advised that a wastewater grease trap should be provided on the kitchen waste pipe or drain installed and maintained by the owner or operator of the premises.

Due to changes in legislation that came in to force on 1 st October 2011 regarding the future ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 03303030119) or www.southernwater.co.uk".

Officer Note - The agent has confirmed that there are no foul drainage proposals are included as part of the planning application.

Environment Agency

No response received.

Highways Engineer, Development Engineer

The Highway Authority have no adverse comment to this application. It should be noted that Northney Road is impassable at some times of the year and that the Langston Residents Association has submitted a planning application showing their proposal to construct a footway on the north side of Northney Road

Landscape Team, Havant Borough Council

Initial response:

- The proposed floor plans drawing no. SD-1854-02 indicates the boundary wall and external patio area encroaching further into the root protection area (RPA) of existing trees marked for retention. It is unclear what mitigation strategy is being implemented to ensure the construction process does not have an adverse effects on the root system. The exposed coastal location coupled the public usage of the site should be a consideration, when looking at construction within the RPA of the retained trees.

- Details of all proposed planting need to be submitted for comment. The existing floor plans drawing no. SD-1854-02 suggest 'New indigenous low level planting in front of repositioned wall?', however the details of this is not present within the planting plan.

Further response following the submission of a revised landscaping plan addressing the points raised above:

- The revised landscaping plan is satisfactory - no further objections.

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: 1

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

(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 application site sits within its context in a prominent location and has a landmark design. The proposed works to infill the lower section of the curved building frontage with glazing is not considered to adversely affect the special character and design of the building. The other part of the proposal to extend out the front entrance to the bar area is also not considered to adversely affect the character of the main building. This would include matching materials and use the same building design as existing.
- 7.4 The proposal includes the removal of some vegetation due to the relocation of the wall however, a revised landscaping plan has been submitted which shows the replanting of certain tree species in lieu of those removed. The Council's Landscape Officer has been consulted and is satisfied with the revised landscaping plan which has been submitted. Overall the proposal is considered to be in accordance with Policy CS16 of the Local Plan. The proposed works will enable the hotel to fulfill its business requirements to a more efficient standard.

(iii) Impact upon residential amenity

- 7.4 The nearby residential properties are of a sufficient distance away so as not to be affected by the proposed works. Furthermore, the works are of a minor scale and would not result in harm to residential amenity.

8 **Conclusion**

For the reasons set out above, the application is considered to be acceptable and is recommended for permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01112 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:

Landscaping Plan - DN: 0833-18-NJT Rev B received on 13/12/18
Location and proposed block plans - 01A
Proposed site and floor plans - 02A
Proposed elevations - 03A

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.

- 4 The landscaping works shown on the approved plans DN:0833-18-NJT Rev B shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting season following final occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.