

Site Address:	67 Beach Road, Hayling Island, PO11 0JD		
Proposal:	Extend the existing buildings to provide extension to the main hall, new entrance, cafe/foyer space, and improved WC facilities		
Application No:	APP/17/00783	Expiry Date:	14/09/2017
Applicant:	Mr Dennison The Bridge Church		
Agent:	Mr Jenkins Studio Four Architects	Case Officer:	Rachael McMurray
Ward:	Hayling West		

1 SiteDescription

Attached to the south of the premises is a single storey retail unit and a retail unit situated in Station Road lies to the other side of the building a short distance away. There is a detached (listed) thatched cottage opposite the application site. The area is of medium density with a mixture of commercial and detached and semi-detached residential properties.

95/58560/001 - Change of use from Bank to a place of Worship and ancillary use., PERM,16/11/1995
94/58560/000 - Change of use from Bank (A2) to Restaurant (A3), REF,02/06/1994
GEN/12/00589 - Proposed replacement of window with a door., ,12/06/2012 08:43:51
APP/12/00654 - Installation of double door to replace existing window and re-level and re-pave pedestrian access., PERM,17/08/2012

Extension to the NE elevation and new pitched roof over the building to provide the main hall, new entrance, cafe/foyer space, and improved WC facilities.

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

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No response required - the development would require the removal of a small tree and semi mature vegetation which does not appear to be in good condition and very unlikely to be worthy of protection due to low amenity value.

Building Control

No response received.

Developer Services, Southern Water

No response received.

Development Engineer - Highways

No response received.

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: 5

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

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

The proposal would infill the existing gap between the building and the closest

neighbour in Station Road. However, as the two buildings are placed at an angle to each other and also that the proposal is single storey, any terracing effect would be avoided. The existing building comprises a flat roof design which appears at odds with the surrounding development which mainly comprises of buildings and dwellings with more traditional pitched roofs. The proposal which includes a pitched roof, would update and improve the design quality of the building, utilising modern materials. This would improve its visual appearance within the streetscene and status as a community building, emphasised by its position on a corner plot. Overall the proposal accords with Policy CS16 of the Local Plan. The use of the building would remain the same, which is that of a church hall and there would be no further impact on the area in respect of the use.

(iii) Impact upon residential amenity

The building has a commercial unit attached to the south elevation which would suffer minimal impact from the development. The proposed extension would have two new high level windows in the NE elevation which would face onto No. 1 Station Road. This building has 4no. windows at first floor level, two of which appear to serve bathrooms. Following concerns raised by the case officer that the proposal would block light from these windows, the plans were amended to include a hipped back roof. This reduces the impact on the neighbouring building's. No objections were received. Overall therefore it is considered that based on the amended plans, the proposal is considered to accord with Policy CS16 of the Local Plan.

8 Conclusion

The proposal is considered to result in a welcome update to the building, providing a better internal layout and resulting in an improvement to the streetscene. The proposal is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00783 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:
Materials stated in the application form - Question 9.
Location Plan - DN: 10A
Design and Access Statement
3D Views - DN 15 C
Proposed GF and Roof PPlan - DN: 13 Rev C - received on 19/9/17
Proposed elevations and section - DN: 14 C - received on 19/9/17
Reason: - To ensure provision of a satisfactory development.