
Site Address:	136 Elm Grove, Hayling Island, PO11 9EH		
Proposal:	Construction of 1No. 1 bed first floor flat.		
Application No:	APP/16/01189	Expiry Date:	10/02/2017
Applicant:	Mr J Hewson		
Agent:		Case Officer:	Tina Pickup
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

136 Elm Grove is a part 2 storey, part single-storey building on the eastern side of Elm Grove, close to the junction with St Mary's Road. The single storey element is flat roofed and it is this half of the building to which this application relates. The building is currently in use as 2 flats.

Vehicular access to the site is taken off Legion Road which also provides access to 1-5 Gable Mews residential dwellings which adjoin the site to the north. A row of 8 allocated parking spaces is provided along this northern boundary which abuts the rear service yard of the Co-op; aswell as a further 2 spaces against the rear (eastern) elevation. To the south is a row of terraced two storey flat roofed dwellings/flats who also have a separate rear access off Legion Road. The northern elevation of No 8 which abuts the site has a blank side/flank wall.

The area generally consists of a mix of residential and commercial properties and falls within the Mengham/Gable Head District Centre within a Secondary Shopping Area (policy AL3).

2 Planning History

09/51329/006 - Installation of 2No. condenser units to roof of store., REF,05/02/2010
APP/11/01385 - Construction of 1No. 1 bed first floor flat. , PERM,03/04/2012
APP/12/00179 - Change of use from A1 (Retail) to C3 (Residential) to provide 1No. studio flat including alteration to front elevation., WD,23/03/2012
APP/12/01135 - Change of use from A1 (retail) to C3 (residential) to provide 1No. studio flat including alteration to front elevation (Revised Application)., PERM,10/01/2013

It is noteworthy that APP/11/01385 was for the same development and was permitted but not implemented.

3 Proposal

Construction of 1No. 1 bed first floor flat. The proposal involves adding a flat roofed first floor above the existing single storey flat roofed element. Pedestrian access would be via the existing entrance door on the Elm Grove elevation leading to new stairs up to the proposed first floor flat. The existing ground floor would be re-configured to have its sole entrance via the rear parking court off Legion Road. The existing first floor flat would be unaffected and retain its access via the entrance door in the north

elevation at Elm Grove frontage.

A blank side (southern) elevation is proposed with additional light being provided with 2 box lights in the roof. One car parking space is allocated to the proposed flat to the rear with existing bin storage also to the rear.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS4	()
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL3	(Town, District and Local Centres)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

It appears that the distance between the new dwelling and the bin storage location exceeds 30m (no direct access to the rear of the property from the new flat).

Crime Prevention -Minor Apps

None received

FAO Mr P Marshall, Development Engineer

The Highway Authority have no objection in principle but the plan makes mention of a car parking space which is not shown on the submitted plans.

Public Spaces

None rec

Waste Services Manager

No concerns

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: 20

Number of site notices: At least one site notice exists - 2

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
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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) Appropriateness of design and impact on the character of the area and neighbouring properties
- (iii) Parking and refuse
- (iv) Developer Contributions

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria. The site falls within the Mengham Gable Head District Centre and a Secondary Shopping area where policies seek the retention of ground floor retail uses. However this application relates to the first floor only and it is considered the introduction of an additional residential unit would help to support local businesses in this sustainable location.

(ii) Appropriateness of design and impact on the character of the area and neighbouring properties

7.3 Whilst a flat roofed two storey design is not normally encouraged, given the sites context and street scene which includes the flat roofed co-op and two storey flat roofed retail units with flats above immediately to the south, then the proposed design is considered appropriate. It is proposed to render the front elevation to match the existing building. Since the northern side elevation of the property immediately to the south is blank there is no adverse impact on neighbouring residential amenity.

7.4 The design and appearance of the proposal is therefore deemed appropriate in context to the immediate area and is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Parking and refuse

- 7.5 The applicant advises that one of the spaces immediately outside the rear eastern elevation is available and can be allocated to the proposed flat. This space is within the red line and can be conditioned (the other spaces along the northern boundary appear to be beyond the red line). The refuse bins are also to the rear and there is adequate space for the refuse from one additional flat.

(iv) Developer contributions

- 7.6 The creation of a new residential unit is CIL liable and the agreed additional floorspace proposed of 27 sqm, requires a payment of £3,435.27. The Draft Liability Notice has been sent to the applicant.
- 7.8 The creation of a new residential dwelling also requires a contribution towards the SDMP to comply with the Habitat Regulations for mitigation measures to protect the habitats and species of the Borough's European sites, in accordance with policy DM24. This is currently set at £176 per dwelling plus admin and monitoring fees and the appropriate payment and Deed has been paid and signed by the applicant.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the visual appearance of the street scene and neighbouring amenity and is therefore considered to be appropriate and recommended for approval. .

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01189

(A) 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 external materials used 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.
- 3 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

1:1250 Site location plan

Proposed Plans Drg No A103 R3

Proposed Elevations, Views and Sections Drg No A104 R3

Reason: - To ensure provision of a satisfactory development.