

Planning, Design and Access Statement

Re: 3 Elm Grove, Hayling Island. Previous Ref 13/00982, 14/00974, 14/01277, 15/00368, 15/01256 &

16/00364



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This application is for the variation of previously approved scheme (16/00364) for the erection of a new building to accommodate 5 No 2 bedroom flats. The variation is to note the specific use for Commercial Leisure Accommodation which constitutes a change of use from C3 to Sui-Generis

The site was previously occupied by a dilapidated timber buildings and 2no garages used for storage under a short term commercial tenancy agreement, however the buildings suffered extensive storm damage this year and the council asked the applicant to clear the site for safety reasons. It is situated behind a main shopping parade, adjacent to a large car park with pedestrian access from the main road close by.

There is currently extant planning permission for residential development as stated above. This application is the same in terms of massing, design and aesthetics however since obtaining permission the applicant has investigated financing for the building as dwelling houses and discovered a lack of lender interest, stating the location would make the dwellings unlikely to obtain a mortgage. With this in mind the applicant has investigated the financial feasibility of Holiday Flats /Commercial Leisure Accommodation under the same ownership, which has proved more promising.

Hayling Island is a popular tourist spot with a strong tradition in water sports including sailing, kitesurfing and windsurfing. In fact it is widely considered the birthplace of windsurfing, however The Hayling Island Tourist Information Centre reported a severe lack of leisure accommodation stating there is 'next to none' of the self-catering type in the area. The applicant has also been approached by a company providing water sport tuition interested in commercial accommodation for their clients.

With this in mind the applicant sought backers, but was made aware that Commercial Leisure was a Sui-Generis use and funding would require planning permission for this to be beyond doubt. Unfortunately whilst the previously approved scheme mentioned the possible use as holiday flats in the design statement, the decision notice makes no mention of it, therefore a new application with specific Sui-Generis use is needed.

With the current shortage of commercial leisure accommodation development in the S.E. of England any increase in units within a brown field, sustainable setting is welcomed and encouraged by the National Planning Policy Framework.

The applicant has maintained extensive noise mitigation measures, including an acoustic 'automatic gate', as detailed in the approved scheme. With regard to the parking provisions, there is no on-site parking, however, the site is surrounded by a large public car park which we noted is mostly underused. This part of Elm Grove does not have much private parking for residents or employees and the proposed provision of a bin store and cycle store only is considered appropriate in this context. There are excellent public transport links and the possibility of public parking permits should they be needed, an option the Highways Authority was happy with in the previous application.

The accommodation is carefully set out to provide quality holiday lets, suitable for small families, the more mature tourist or sportsman. It has a small courtyard garden which is surrounded by a 2.4m high acoustic fence. This will provide adequate amenity area for sitting out, tending flowers and hanging washing. There are no bats or protected species on the site and the slab levels are shown on the drawings.

Planning policies that are pertinent to this development are: CS16 & DM10, of the Havant Borough Local Plan (Core Strategy) 2011 and policy DM17 of the Havant Borough Local Plan (Allocations) July 2014, which forms part of the Local Development Framework and the National Planning Policy Framework, March 2012. We believe that this development adheres to the relevant policies and respectfully ask that you grant permission to develop as detailed in this application.

Checklist

Parameters: The proposed heights and footprint will remain in keeping and context of surroundings and previously granted schemes.

Use: This area is mixed use therefore the use is appropriate

Amount: The density of built form on this size plot is in keeping with previously approved scheme.

Layout: This is one of practicality and purpose which can only enhance the functionality.

Scale: This is in keeping with the surrounding buildings.

Landscape: This is in keeping with the approved scheme.

Appearance: The aesthetics are an improvement on existing and reflect and compliment the surroundings.

Access: There will be easy access to and around the site. There will be no adverse effect on highway safety with ample off street parking in the area.

