
Site Address:	Broad Oak Hotel, Copse Lane, Hayling Island, PO11 0QB		
Proposal:	Variation of Condition No. 6 of Planning Permission APP/16/00167 to vary approved plans.		
Application No:	APP/16/00936	Expiry Date:	02/01/2017
Applicant:	Mr & Mrs Levy		
Agent:	Mr Critchley	Case Officer:	David Eaves
	Martin Critchley, Architect		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies outside the built up area to the north of Copse Lane on Hayling Island. The building is sited in a ribbon of mainly residential development fronting the north side of Copse Lane. To the north of the site are a number of holiday lodges and to the south open fields eventually leading to Chichester Harbour AONB and Special Protection Area.

The existing building was previously used as a hotel which appears to have been closed since 2004. The building has permission for use as a dwelling since 2014 and most recently planning permission was granted earlier this year to *Remove conservatory and bay windows, internal and external alterations and raised terrace* Ref: APP/16/00936 this permission is proposed to be varied by the current planning application. The building is a substantial building which includes various extensions. It retains a generally residential external appearance notwithstanding its previous hotel use. The building is white painted with concrete tiles.

2 Planning History

90/50931/002 - Temporary siting of mobile home for existing hotel proprietors accommodation pending implementation of refurbishment of Hotel building., PERM,13/03/1991

96/50931/016 - Single storey block of 10 No. lodges linked to hotel by covered walkway together with associated parking and landscaping, including removal of preserved trees , REF,27/06/1996

95/50931/014 - Single storey side extension dining area., PERM,04/08/1995

94/50931/011 - Two storey side extension, two storey rear extension, first floor rear extension, including new vehicular access previously approved under Planning Permission 92/50931/, PERM,10/03/1994

94/50931/013 - Two storey side extension, first floor rear extension including new vehicular access previously approved. (Amendment to P.P. 94/50931/11), PERM,20/07/1994

91/50931/003 - Two storey side and first floor rear extensions., PERM,22/05/1991

91/50931/004 - Renewal of Temporary Permission 90/50931/2 for siting of mobile home for existing hotel proprietor accommodation pending refurbishment of hotel., PERM,

91/50931/006 - Relief from Conditions 4 and 5 of planning permission No. 91/50931/3 to allow dining room to be used by non- residents., REF,11/12/1991

92/50931/007 - Two non-illuminated entrance signs adjacent to new access, PERM,

92/50931/008 - New vehicular access and closure of existing access., PERM,19/03/1992

92/50931/009 - Variation of condition 4 and relief from condition 5 of PP No.91/50931/3 to allow dining room and bar to be used by no residents., PERM,11/06/1992

93/50931/010 - Reduce crown by 20% and lightly raise crown on Oak (T1) and fell Oak (T2), both covered by TPO 1170., PERM,11/03/1993

05/50931/017 - To extend caravan licence of 5 caravans at 8 months to 5 caravans for 10 months a year., UNK,

06/50931/018 - Change of use from class C1 hotel to class C2 Care Home. , REF,14/03/2007

APP/10/00431 - Outline application for a 16 bedroom two storey extension to existing hotel, 7No. self catering holiday lodges, 10No. caravan touring pitches, toilet block, staff accommodation, car parking and associated landscaping., WD,15/12/2010

APP/11/00261 - Change of use of land and existing workshop, associated with the existing hotel, for the siting of 9 mobile homes on a 12 month licence and conversion of the workshop to a managers permanent 3 bedroom residential accommodation., UNK,

APP/12/00362 - Change of use from redundant rural building to 1No. 3 bed dwelling., REF,14/09/2012

APP/14/00404 - Crown reduce by 2.9m, crown lift to 4.5m and remove any dead, crossing or epicormic branches as necessary of 1No. Monterey Cypress within G1 of TPO 1170., PERM,22/05/2014

APP/14/00542 - Change of use from hotel (Use Class C1) to residential home (Use Class C3)., PERM,23/07/2014

APP/16/00167 - Remove conservatory and bay windows, internal and external alterations and raised terrace., PERM,13/04/2016

3 Proposal

Variation of Condition No. 6 of Planning Permission APP/16/00167 to vary approved plans.

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)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

Officer Comment: No comments required as the proposals do not result in any additional floorspace.

Southern Water

No comments 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: 4

Number of site notices: Not applicable.

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(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.

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

- 7.3 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore 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) Effect on neighbouring properties

- 7.4 The proposal results in the provision of a balcony, however this is set well off the site boundary and approximately 38m from the nearest residential dwelling to the south-west Glenwood. There are also trees and vegetation between the dwellings. The distance results in an acceptable relationship between units. In addition there are limited changes to windows, however given the siting of the building and distance to neighbours these amendments are considered acceptable.

- 7.5 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to unacceptable overlooking and would have limited and acceptable impact on the properties adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character and appearance of the area and on neighbours amenities 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/16/00936

- (A) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which planning permission APP/16/00167 was granted (that permission expires on the 13th April 2019).

Reason: To comply with 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 Terrace and Terrace Wall hereby permitted shall not be constructed unless and until an arboricultural impact mitigation statement has been submitted to and approved in writing by the Local Planning Authority. The Terrace and Terrace Wall shall thereafter be provided fully in accordance with the approved statement.
Reason: To ensure that the works have an acceptable impact on important trees within the site having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 No below ground development hereby permitted shall commence unless and until details of any measures that will be undertaken to divert the public sewer crossing the site have been submitted to and approved by the Local Planning Authority (in consultation with Southern Water) unless it is demonstrated and agreed in writing by the Local Planning Authority that sewer diversion is not required. The development shall thereafter be carried out in accordance with the approved details.
Reason: To ensure that existing drainage infrastructure will be retained/protected having due regard to policy CS19 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The ground floor 'annex' accommodation shall be used solely for purposes ancillary to the use of the main house and shall not form a separate unit of accommodation.
Reason: To accord with the terms of the application and to prevent the creation of a separate unit of accommodation outside the built up area which would detract from the semi-rural character of the area having due regard to policies CS16 and CS17 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Ground Floor Plan Drawing No. 1413-411 Rev A
Proposed First Floor Plan Drawing No. 1413-412 Rev A
Proposed Roof Plan Drawing No. 1413-413 Rev A
Proposed Elevations Drawing No. 1413-511 Rev A
Proposed Elevations Drawing No. 1413-512 Rev A
Proposal Site Plan Drawing No. 1413-401 Rev A
Email dated 1st March 2016 from Martin Critchley

Reason: - To ensure provision of a satisfactory development.