
Site Address:	Public Conveniences Opposite Chichester Avenue, Sea Front, Hayling Island		
Proposal:	Application for Non material amendment to planning permission APP/24/00211 relating to repositioning approved doors and ramp access.		
Application Type:	Non-material change		
Application No:	APP/24/00375	Expiry Date:	11/06/2024
Applicant:	Siobhan Flynn Havant Borough Council		
Agent:	Miss Niina Grinsted Ridge and Partners LLP	Case Officer:	Tina Pickup
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a detached Public Convenience block on the Sea Front at Hayling Island, opposite Chichester Avenue. It is constructed of red brick with a central white render panel on the north elevation and a white render corner on the south elevation, beneath a fully hipped, red tiled roof. The roof has a large eaves overhang and doors and windows are painted green. It is a Havant Borough Council building on land owned by the Council. The building currently provides separate male and female facilities accessed from the south elevation, with a small accessible facility accessed from the north elevation.
- 1.2 The building is sited within the Chichester Avenue public car park and opposite the beach huts. Immediately around the building the surface is tarmac and there are 4 disabled bay parking spaces marked out to its west side. To the east side is a larger area of unmarked tarmac, currently used as a site for a Licensed refreshment concession van and informal parking. There are 8 picnic benches placed in this area and on the eastern corners of the building two screening panels have been fixed (one on each corner), creating a screened area for a couple of the benches. The benches and screen are the property of the Licensee of the concession, not the Council.
- 1.3 The Hayling Light Railway track runs to the north of the building, within the grassed area between the site and Sea Front highway. The site lies outside the defined urban area and within the more open sea front area. It is also within flood zones 2 and 3 and the Beachlands East SINC lies adjacent to the site - largely to the east and south.

2 Planning History

94/58407/002 - Extension and refurbishment of existing public convenience including the construction of a pitched roof over the existing flat roof. Permission 27/10/1994
APP/24/00211 - Application to extend the existing public toilet block to provide an accessible changing places facility. Permission 26/04/2024

3 Proposal

- 3.1 Application for Non material amendment to planning permission APP/24/00211 relating to repositioning approved doors and ramp access.

- 3.2 The proposed internal changes, which do not require consent in themselves, relate to switching the changing facility and store around, which means externally the position of the doors and associated access ramp would be altered. A door is now proposed on the south elevation serving the store (instead of the north elevation); and the changing facility door and access ramp would now be provided on the north elevation (instead of the east). As a result of these alterations the small window in the east elevation is also moved very slightly.

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

CS1	(Health and Wellbeing)
CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS5	(Tourism)
CS6	(Regeneration of the Borough)
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Planning Considerations

- 5.1 As detailed in paragraph 3.1 above, this application has been submitted under Section 96A of the Town and Country Planning Act which allows a local planning authority to make a change to any planning permission if they are satisfied that the change is not material. The Government has advised that the requirements for design and access statements, publicity and consultation, and to take reasonable steps to identify unknown owners, would have applied to the original application if relevant. Therefore, those requirements do not apply to this type of application. The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a 'non-material' amendment.
- 5.2 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:
- (i) Impact of proposed changes
- 5.3 The re-siting of the access ramp to the north elevation arguably reduces the width of the development, as instead of projecting beyond the side wall, the ramp would now be set against the rear wall. When viewed from either the beach or the dwellings to the

north, this would reduce the apparent width of development.

- 5.4 Furthermore the re-siting of the access ramp to the north would reduce the extent of development on the adjacent hard surfaced area used for parking and have less impact on the availability of space surrounding the concession that operates from this area.
- 5.5 Since the overall height and design of the extension would be identical, with just openings and associated access ramp altered, then it is considered that the visual appearance of the development would remain largely unaltered. The proposed changes would have no adverse impact on the appearance of the area or impact any neighbour.
- 5.6 Overall, the proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact to the character and appearance of the street scene or neighbouring properties and can therefore be considered as non-material.

6 Conclusion

- 6.1 Overall, the proposed alterations to the positioning of the previously approved doors and ramp access are not considered to result in a material change to the extant planning permission and the changes are recommended for approval.

7 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00375

(A) subject to the following conditions

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

Proposed Site Plan – 5023891-RDG-Z00-ST-D-B-0101-D
Proposed Ground Floor Plan – 5023891-RDG-Z00-00-D-B-0305-B
Proposed Elevations – 5023891-RDG-Z00-00-D-B-0902-D
Proposed Sections - 5023891-RDG-Z00-00-D-B-0201-C

Reason: - To ensure provision of a satisfactory development.