

Application to alter a condition at 4 Salterns Close Hayling Island PO119PL

This application is to allow a variation to the use of the previously approved annex at the above address.

When the application was approved in the planning approval APP/13/00550 a condition was placed on the approval as below

3. The annex hereby permitted shall be occupied only for purposes incidental to that of the dwelling house and shall at no time be used as a separate unit of accommodation without the written permission of the local planning authority.

Reason: In the interests of neighbour amenity and to prevent an overdevelopment of the site area and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

The applicant would now like permission to use the annex outlined red on the approved plans, (copies of which are attached to this application) on a limited time basis for tourism related activities which we believe are in line with the councils' policies relating to supporting tourism on Hayling Island.

The annex would be used as an Air BNB for a maximum 120 days per year. For the remaining time the applicant wishes to continue using the annex for friends and family to stay as per the approved use.

The applicant has been using it in this way for several years without creating nuisance however a recent disagreement with a neighbour appears to have generated an objection to its use to the Havant Borough council enforcement team. Brendan Flynn has been dealing with this objection and can be contacted to confirm the details should this be required.

Management of the Air BNB

Marketing and use

The annex is marketed as a tranquil retreat and is available for use by two people only with no children or pets allowed. The owners / applicants are on site for the vast majority of visits to ensure noise and behaviour guidelines are adhered to.

The marketing information provided says

About this space

A tranquil retreat for two, Salterns Loft is a first-floor apartment equipped to a high standard. It is accessed through a separate entrance and up a spiral staircase. The large open-plan living area has a fully fitted kitchen and bi-fold doors opening onto a Juliet Balcony with great views over an extensive garden to Chichester Harbour, Tournurbury Woods and the South Downs beyond. The airy bedroom has a king-size bed with en-suite bathroom featuring walk-in shower and double sink.

Full details of the Air BnB advert can be seen at

https://www.airbnb.co.uk/rooms/35793020?check_in=2024-04-09&check_out=2024-04-14&guests=1&adults=2&s=67&unique_share_id=97b55a05-794c-4a45-993d-f58a2eff196f&source_impression_id=p3_1711469200_zUgolKhS6zkcloD4

Parking

At present, when utilising the annex as an Air BnB, a designated parking area to the left of the drive is provided for up to 2 vehicles which leaves enough room to the right for a further 2 vehicles for the applicant, at no time do guests of the Air BnB park vehicles on the highway.

Additional storage is provided in the garage for any water sport related equipment and bikes often bought when visiting.

Occupancy

This is restricted to two people and children and pets are excluded.

Noise levels

The Annex is marketed as a tranquil peaceful place to escape for a while, this is strongly backed up by the 109 reviews that can be read on the Air BnB website including, but not limited to, the 6 below

Nice view and quiet setting. Highly recommend.

The large garden backs onto one of Hayling's tidal inlets which is incredibly scenic Me and Em sat and watched all sorts of wildlife scurry and flap around the mature oak trees.

We whole heartedly recommend Sue and John's place for a couple's getaway, and we'll be back as soon as we can!

My Husband & I thoroughly enjoyed the tranquil, quiet and peaceful setting for a few days away

Beautifully presented apartment, with everything you require. Peaceful location, great garden views. Very helpful and attentive hosts. We would return.

The apartment is lovely, the location is stunning. Great to be able to sit at the end of the garden in the evening sun, reading a book and having a glass of wine!

very quiet and everything you could possibly want was provided. The hosts were very accommodating and suggested local things to see and do but without being too intrusive. It felt more like a retreat than just somewhere to stay.

House Rules

These are very clearly laid out on the Air BnB website and are strongly enforced by the hosts

The website states

- 2 adults maximum,
- no parties or events,
- Quiet after 11.00pm
- no smoking,
- free onsite parking etc

The context for these rules is made clear stating "You'll be staying in someone's home, so please treat it with care and respect."

There is another section called "Safety and Property" which specifically states "Not suitable for children and infants. The garden is unfenced with direct access to the Harbour"-

Visiting guests

It can be clearly seen by the reviews and the fact that the annex is attached to the applicants' house, that they are very selective about the couples they allow to visit.

They ensure that their guests pay respect to their neighbours' privacy and right to peacefully enjoy their properties which has always ensured that no problems have arisen due to visiting guests

Additional documents

Attached are the following welcome and information guides for the Annex which show how the applicants guide their guests to local businesses for the benefit of the local economy.

Welcome to Salterns Loft
Salterns loft apartment guide

Conclusions

We believe the part time use of the annex as holiday accommodation is very much in line with the Havant Borough Council core strategy, Policy CS5, which states

"Planning permission will be granted for appropriate development proposals around the borough that:

- 1. Provide sustainable and small-scale recreational opportunities.*
- 2. Provide hotel and other types of tourist accommodation. "*

In addition, we believe the initial planning approval combined with the good management of the annex as an Air BnB (as per the information provided,) clearly shows that policy CS5 part 3.62 below is been complied with.

"Bed and breakfasts provide short-stay accommodation for both holiday and business purposes. Proposals for bed and breakfast uses are often made in locations which are primarily residential in character and the amenity of nearby residents must be carefully considered. Applications for new bed and breakfasts will need to comply with Policy CS16, High Quality Design, and should not cause unacceptable harm to the amenity of neighbours. Where the impact of the use is uncertain, the council will consider granting temporary permission to enable the proposal to be fully assessed. Bed and breakfast accommodation will be encouraged throughout the borough."

It should be noted that at no point in the use of the annex for holiday accommodation have any complaints been made in terms of noise, parking or anti-social behaviour.

We would therefore request that this condition is withdrawn and permission is granted.