

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

5 Statutory and Non Statutory Consultations

Economic Development, Havant Borough Council

This will be a good addition to experience Eastoke corner for residents and visitors to the island.

Environmental Health Manager, Community Group

No comments received

Hampshire Highways

This consultation does not require consultation with the Highway Authority as it falls within the realms of standing advice and does not sit on highway land. We therefore do not intend to formally respond and shall close the consultation down as a misconsultation.

If you have any concerns or questions in relation to developments which fall within the remit of standing advice we are always happy to answer questions informally.

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: 19

Number of site notices: 1.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
This is a nice, well run, coffee shop. The outside area is extensively used by customers. The outside ambience adds to the pleasant atmosphere of the premises. As cyclists it is also very good to be able to keep an eye on the bikes! Dog owners also use the outside seating area. I would support the planning application.	Comments Noted
Ollie's Café has become a cherished and rare positive contributor to the community. Many residents frequent the cafe which has organically grown to serve us appreciative locals. The forecourt canopy - although not architecturally significant - is a	Comments Noted

welcoming sight in an often bleak Hayling Island where customers can meet, relax and enjoy. It has evolved to bring some much needed street life to the rather grim area. I hope that others will support struggling local shops such as Ollie's Cafe, owned and run by creative islanders hoping to make a difference. There are few remaining cafes on Hayling, and I highly support Ollie's cafe to retain the seating area.	
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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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Flood Risk

(i) Principle of development

7.2 The application site lies within an established urban area and within the Rails Lane Local Centre as defined by the Havant Borough Local Plan (Core Strategy) 2011 and Havant Borough Local Plan (Allocations) Submission Version 2013. Within such locations prevailing planning policies are supportive of main town centre uses such as shops, restaurants, hotels, offices, arts and community facilities.

(ii) Impact upon the character and appearance of the area

7.3 The proposal is for the retention of a timber framed, open-sided, canopy to provide a terraced customer seating area within the front forecourt of the cafe. The timber framed terraced area has a 2.737m depth with a 4.5m width, with a polycarbonate roof at a maximum height of 3.2m. The terraced seating area is located within section of streetscene which comprises of a row of 6No. shops (including the application site) which fall within a mix of Class E uses including a Dog grooming business, a barber shop, pizza take away and an indian takeaway. The opening hours of the cafe are 9am until 5pm 7 days a week. A condition shall be recommended stating that the outside terraced seating area shall only be used during the opening hours of the cafe to protect the amenities of the nearby residential properties. The cafe is located adjacent to the sea front location in which outside seating areas are a common feature.

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

(iii) Impact upon residential amenity

- 7.5 Residential properties are located opposite the front of the application site and to the west of the application site. It is not considered the proposed retention of the canopy and terraced seating area would cause an adverse impact on overlooking and/or loss of privacy to surrounding properties (both commercial and residential) beyond existing levels. To ensure the noise levels of the seating area outside are not harmful it has been recommended a condition is placed upon the application should approval be granted that the outside terraced seating area shall only be used during the opening hours of the cafe to protect the amenities of the nearby residential properties.

(iv) Flood Risk

- 7.6 The application site lies within Flood Zone 2. The proposed alterations fall within the definition of 'minor development in relation to flood risk' and does not require a sequential test or exception test. A Flood Risk Assessment has been submitted with the application which concludes that *"in the event of a flood, users of the development would be able to gain safe egress away from the flood to higher ground within Ollie's Coffee or to the north on Rails Lane. Given that the timber canopy does not incorporate any permanent fixtures or fittings, and 'sits' on an existing concrete surface, 'the land' could be brought back into use after the flood event has ended. Additionally, it is considered that the proposed development would not result in an increased flood risk to adjacent existing property."* These findings are accepted, and it is considered that the proposal meets the requirements of Policy CS15 of the HBLP (Core Strategy).

8 Conclusion

The retention of the timber canopy is considered acceptable in terms of scale, siting and design and would have limited and acceptable impact on the neighbours. It is therefore considered to be appropriate and recommended for conditional approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/24/00080 subject to the following conditions

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

Application Form - Received 31 January 2024
Design and Access Statement - Received 31 January 2024
Flood Risk Assessment - Received 31 January 2024
Existing Block, Location, Elevations and Floor Plan - Received 31 January 2024

Reason: - To ensure provision of a satisfactory development.

- 2 The canopied customer seating area hereby approved shall only be used during the operating hours of business of the Café:

09.00 hours to 17.00 hours Monday to Sunday

Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.