
Site Address: 14 Mengham Road, Hayling Island, PO11 9BL
Proposal: Re-application of APP/23/00485. Construction of external staircase and new entrance to access first floor, amending staircase position and design.
Application Type: Full Planning Permission
Application No: APP/23/00908 Expiry Date: 15/12/2023
Applicant: Ms Lapthorn
Agent: Mr S Bone Case Officer: Denise Sheath
 PWP Architects
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a terraced property located on the south side of Mengham Road, Hayling Island. This property currently has a hair salon at ground floor level with treatment rooms at first floor level. The building has a flat roof and fronts Mengham Road shopping area. The rear of the building backs on to Selsmore Road and has a hard surfaced area sited here providing vehicle parking space.

2 Planning History

APP/11/01341 - Application for Certificate of Lawfulness relating to the use of the first floor at 14 Mengham Road as a Beauty Salon (sui generis). PERM - 10/08/2012
APP/23/00186 - Prior Approval for development consisting of a change of use from Beauty Salon within Class E (commercial, business and service) to a mixed use Beauty Salon at ground floor and 1No. flat at first floor within Class C3 (dwellinghouses). WD - 28/03/2023
APP/23/00455 - Prior Approval for change of use from a Beauty Salon Class E into a mixed use Beauty Salon Class E and a single first floor flat class C3. To includes a new party wall on the ground floor to separate the flat entrance from the ground floor unit. PAYA - 17/08/2023
APP/23/00485 - Construction of external staircase and new entrance to access first floor. PERM - 31/08/2023

3 Proposal

Re-application of APP/23/00485. Construction of external staircase and new entrance to access first floor, amending staircase position and design.

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

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

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

5 Statutory and Non Statutory Consultations

Hampshire Highways

I refer to the consultation on the above planning application which relates to the provision of a single flat with associated external works with no required change to the shared vehicle access onto the highway, HCC's Highway Standing Advice should be referred to in the first instance. This can be viewed via the following link under the heading Consultation with the Highway Authority -

<https://www.hants.gov.uk/transport/developers/consultation>

However, with regard to the application, the following comments are made: the parking provisions should meet the adopted parking standards with the layout ensuring that adequate manoeuvring is maintained within the site.

Officer Comment:

The parking layout was approved under planning application APP/23/00455.

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: 18

Number of site notices 1.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary of objection:

- Location of staircase will interfere with car parking
Officer Comment: See Section 7.
- Unsure as to the parking allocated to the shop and the parking allocated for the flat -
Officer Comment: The parking allocation is shown on the 'Parking Plan Drawing No.1300B received 10 August' for planning application APP/23/00455 - The documents are viewable on the Council's Website.
- The proposed entrance to the flat is not possible as there is no right of way over the alleyway which is in the curtilage of No. 16. -
Officer Comment: The proposed entrance and right of way to the proposed flat can not be considered as part of the current application.

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) Parking

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

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

7.3 This proposal comprises of the relocation of the previously approved external stairwell (APP/23/00485), the stair platform to the rear of No.14 extend across the whole of the rear first floor elevation with the proposed stair case situated adjacent the rear east side boundary of the site instead of the western rear side boundary. This application is also associated with APP/23/00455 which proposes to change the use of the first floor salon use into residential use. The proposed external stairwell would create access to the residential first floor flat. The proposal is not considered to result in harm to the amenity of the area.

7.4 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) Impact upon residential amenity

7.5 To the east of the application site is no 16 Mengham Road. The stairwell would be in use fleetingly when the resident is accessing the property and is not considered to allow for prolonged views back into first floor windows. Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Parking

7.6 The proposed parking layout was previously established under planning approval APP/23/00455. The relocation of the proposed staircase would not alter the approved parking layout. Therefore, it has been judged that the proposal for the relocation of the external stairwell would not impact the 3 parking spaces on site. There would also be an integrated cycle parking area at ground floor level beneath the stairwell.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00908 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Application Form - Received 23 November 2023

Site and Block Plan - Drawing No. 1102C Received 23 November 2023

Parking Plan - Drawing No.1301C - Received 23 November 2023

Proposed Floor and Stair Plan - Drawing No.1001C - Received 23 November 2023

Proposed Elevations - Drawing No.1202C - Received 23 November 2023

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.