
Site Address: 10 The Kench, Ferry Road, Hayling Island, PO11 0DF
Proposal: Replacement cladding and balustrade with alterations to fenestration.
Application Type: Full Planning Permission
Application No: APP/22/00683 Expiry Date: 12/09/2022
Applicant: Mr and Mrs Geall
Agent: Mr M Critchley Case Officer: Joseph Toole
Critchley Architecture and
Design
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

10 The Kench, Ferry Road, Hayling Island, is a houseboat located to the east side of The Kench. The houseboat comprises white uPVC cladding with a mineral felt roof.

The Kench is a gated community, where bungalows and houseboats are occupied in connection with recreational and leisure use rather than as permanent dwellings. Most of the units are small and generally flat roofed or low pitched, white or neutral painted and open plan, arranged in approximate rows around the communal site.

The site lies beyond the defined urban area and within the open countryside for Development Plan purposes, but The Kench is in itself a relatively dense pocket of developed area at the end of the peninsula. The site also lies within the Coastal Zone and Flood Zone 2/3 and adjacent to the Langstone Harbour Site of Special Scientific Interest (SSSI), the Chichester and Langstone Harbours Ramsar and Special Protection Area (SPA) and the Solent Maritime Special Area of Conservation (SAC).

2 Planning History

No relevant planning history.

3 Proposal

Replacement cladding and balustrade with alterations to fenestration.

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)
CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West

No Comment.

Councillor Clare Satchwell - Hayling West

No Comment.

Councillor Julie Richardson

No Comment.

County Archaeologist

Thank you for your consultation. I am happy to confirm that I would not raise any archaeological issues.

Environment Agency

No Comment.

Langstone Harbour Board

The Board's Planning Sub Committee has considered this application and offers **NO OBJECTION**.

Ecologist (1)

I think that the main potential impact is noise and visual disturbance so the application would simply need some evidence (e.g. CEMP) that any works would need to be carried out during the winter months (in line with covenant) but would need to ensure that noise disturbance in particular would be avoided/mitigated, but should also cover airborne and waterborne pollution. The site is immediately adjacent to the Solent Maritime SAC, Chichester and Langstone Harbours SPA and Ramsar as well as being close to the SWBGS Site H83.

Ecologist (2) on Environmental Management Plan

Thank you for consulting me on this application.

The submitted Environmental Management Plan (Critchley Architecture & Design, August 2022) provides sufficient detail to allow the LPA to conclude that impacts to the adjacent internationally and nationally designated sites are unlikely. No further information is required. Development should proceed in accordance with the submitted details.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Supports application The new cladding will improve the energy efficiency of the property and will enhance its appearance, using high quality materials. I am therefore wholeheartedly in support of the Application	Noted

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
- (iv) Flood Risk
- (v) Impact on Ecology and Wildlife

(i) Principle of development

7.2 The application site is located outside of the defined urban area and within a non-urban area. Policies AL1 and AL2 in the Havant Borough Council Local Plan (Allocations) July 2014 are relevant and Policy AL2 states that planning permission will be granted for developments within undeveloped gaps or non-urban areas that help to define the separate identity of settlements and prevent their coalescence where development relates to small scale householder development. The proposed development is for minor works to the property. The development would not undermine the separate identities of settlements or result in their coalescence. As such, there is no objection in principle to the proposal, subject to compliance with other Development Plan Policies.

7.3 The Kench has evolved over a long period primarily as a holiday park with mobile homes / park homes and structures that have become permanent over time. There are a mix of styles, ages and sizes that reflect the evolution and replacements that have taken place at the site over the years. Other than proposed extended canopy roof this application does not enlarge the existing chalet and therefore does not alter its silhouette; it simply alters its external appearance. The proposed works involve replacing the existing cladding with pre finished mineral boards as hardieplank light mist or similar with a mineral felt roof. There would be new railings on the south side and replacement balcony balustrade with steel tube and rigging wires. Furthermore, there would be revised fenestration, a new stove/flue and steps to the front. Given the

informal low lying coastal character of the area which is part of the countryside, it is important to consider the visual impact of this change in materials on the surroundings.

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

- 7.4 This particular chalet is sited within a row directly facing the sea, but the size and silhouette of the chalet has not altered and remains appropriately low profiled and of an appropriate visual scale when viewed from the water. Arguably the use of darker more muted colours reduces the starkness of development along the coast. Therefore in landscape impact terms, the long distance views from the water and finish is considered visually subdued and appropriate.
- 7.5 Overall it is considered that the proposed materials and alterations will be appropriate to both the immediate setting of the site and neighbouring chalets, as well as having a neutral effect on the wider landscape when viewed from the water. The design and appearance of the proposal is deemed appropriate in context to the site and is therefore considered to be acceptable, meeting the requirements of Policies CS11 and CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.6 It is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact onto the residents 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Flood Risk

- 7.7 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not effect these areas.
- 7.8 The application site is in Flood Zone 2/3 with the proposed works located within Flood Zone 2. The applicant's submission confirms that floor levels within the proposed development will be set no lower than existing levels and flood proofing of the development will be incorporated where appropriate. The proposed development is classed as minor development and unlikely to increase the risks associated with flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy.

(v) Impact on Ecology and Wildlife

- 7.9 The site is located immediately adjacent several internationally designated nature conservation sites, including Langstone Harbour Site of Special Scientific Interest (SSSI), the Chichester and Langstone Harbours Ramsar and Special Protection Area (SPA) and the Solent Maritime Special Area of Conservation (SAC). The County Ecologist was consulted on the application requesting an Environmental Management Plan to be provided stating that any works would need to be carried out during the winter months (in line with covenant), ensure that noise disturbance in particular would

be avoided/mitigated and also covering airborne and waterborne pollution. This was provided and the Ecologist was satisfied with information. This has been conditioned to be complied with. Therefore the proposed works would not undermine the conservation aims of these designations nor affect the protected species (largely wader birds).

8 Conclusion

- 8.1 The proposal is considered to have limited and acceptable impact on both the wider landscape setting and that of The Kench in general, with no adverse impacts to immediate neighbours, and is therefore considered to be appropriate.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00683

- 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:

Location and Block Plan - 22007-101 A
Proposed Floor Plan and Elevations - 22007-504 B
Flood Risk Assessment
Environmental Management Plan August 2022

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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Development shall proceed in strict accordance with the ecological avoidance and mitigation measures detailed within the submitted Environment Management Plan dated August 2022 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2019, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS11 of the Havant Borough Local Plan (Core Strategy)

2011.