
Site Address: Land at Sinah Lane, Hayling Island
Proposal: Erection of 1.8m high wall serving entrance to residential development approved under APP/20/01093. Repositioning 2 no. trees to accommodate wall.
Application Type: Full Planning Permission
Application No: APP/22/00639 Expiry Date: 24/08/2022
Applicant: Miss Ballam
Barratt David Wilson Homes
Southampton
Agent: Case Officer: Graham Speller
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the northern side of Sinah Lane and comprises a new residential development known as 'Pebble Walk' currently under construction.
- 1.2 The surrounding area is residential in character.

2 Planning History

96/62176/000 - Outline application for the construction of a detached dwelling and integral garage, WD,02/07/1997
APP/18/00724 - Erection of 195No. dwellings, associated open space, pumping station, sub-station and formation of new vehicular access off Sinah Lane. Change of use of land from agricultural to a Wader and Brent Geese Refuge Area , COMM, APP/20/01093 - Erection of 195No. dwellings, associated open space, pumping station, sub-station and formation of new vehicular access off Sinah Lane. Change of use of land from agricultural to a Wader and Brent Geese Refuge Area (Resubmission of APP/18/00724) (30.6.21). Request to Discharge Condition Nos. 3, 4, 6, 7,11,12, 13, 14, 20, 22, and 23 (recd 5.7.21) Request to Discharge Condition 18 (recd 17.3.22). Request to discharge condition 18 (06.07.22)., PERM,30/06/2021
APP/21/00419 - Submission of a Full Planning Application for the erection of a Temporary Sales Cabin including car parking on the land at Sinah Lane, Hayling Island. This application is associated with the development proposed under planning reference: APP/20/01093, which has the benefit of a resolution to grant planning permission., WD,18/05/2022
APP/21/00420 - Display of 5No. illuminated with downlighter double sided post mounted signs, 2No. flag poles and 4No. flags, 1No. non-illuminated fascia sign, 2No. pavement sign, 1No. window vinyl, 1No. post box., WD,29/11/2021
APP/21/00766 - Display of 1No. MSM Tri-sign and 2No. flag pole signs WD,29/11/2021

APP/21/00857 - Variation of conditions 2 and 5 of Planning Permission APP/20/01093 (Erection of 195No. dwellings, associated open space, pumping station, sub-station and formation of new vehicular access off Sinah Lane. Change of use of land from agricultural to a Wader and Brent Geese Refuge Area) to replace approved Winter Bird Mitigation Strategy (containing Winter Bird Mitigation Plan) with an updated document which shows a temporary access via a new farm gate (2m tall) at the northern end of North Shore Road to facilitate access into the Winter Bird Mitigation Area by the RSPB for the purpose of maintenance and management, until such a time as the Area may be safely accessed via the previously approved access.

WD,06/06/2022

APP/22/00304 - Display of 1No. development site marketing panel.

, PERM,28/06/2022

3 Proposal

- 3.1 Erection of 1.8m high wall serving entrance to residential development approved under APP/20/01093. Repositioning 2 no. trees to accommodate wall.

4 Policy Considerations

National Planning Policy Framework 2021

Havant Borough Council Borough Design Guide SPD December 2011

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)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
DM23	(Sites for Brent Geese and Waders)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West

No comments received.

Councillor Clare Satchwell - Hayling West

No comments received.

Councillor Julie Richardson

No comments received.

Hampshire Highways

The Highway Authority are satisfied that the proposed wall is not supporting any part of the highway nor is it on any proposed adopted highway.

Having regard to the above, the Highway Authority provide no objections to the above planning application.

Landscape Team, Havant Borough Council

From a landscape perspective we have no adverse comments in relation to this application.

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: One

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Highway safety
- (v) Impact on ecology
- (vi) Landscaping

(i) Principle of development

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

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

7.3 The site is within part of the new vehicular access to a new residential development which is currently under construction.

7.4 The application seeks to erect a feature entrance wall, to be positioned either side of the road leading to the residential development site.

7.5 Both sections of the wall (one either side of the road) would be constructed from Hamptons Red brick with Kensington Yellow brick detail, capped with a stone finial and feature an engraved stone plaque which would read 'Pebble Walk 2021'.

7.6 The walls would be set back some distance from the main road, and it is considered that there would be no adverse impact on the character of the area or the visual amenities of the street scene as a result of the development.

(iii) Impact upon residential amenity

7.7 As noted above, the feature entrance walls would be sited some distance away from the main road and also nearby residential properties. The nearest part of the walls to existing residential curtilages would be only 0.863m high. As such, it is considered that there would be no adverse impact on neighbour amenity as a result of the development and it is noted that no objections have been received to the application.

(iv) Highway safety

7.8 It is considered that the proposal would not result in any highway issues and it is noted that the Highway Authority raise no objections.

(v) Impact on ecology

7.9 The siting of the feature entrance walls would be within the current constructed access road and therefore there would therefore be no adverse impact on ecology as a result of the development.

(vi) Landscaping .

7.10 The proposal would result in the repositioning of two trees that were part of a wider landscaping scheme pursuant to permission APP/20/01093 (Condition 3), details of which were discharged on 1 July 2022. The applicant provided a tree comparison plan to illustrate the two trees that would be repositioned. The repositioned trees form part of the wider landscaping scheme approved under Condition 3 of APP/20/01093, and on this basis this is considered acceptable. It is noted that the Council's landscaping team have no adverse comments from a landscape perspective in relation to this application.

8 Conclusion

8.1 The proposed development is considered acceptable and is not considered to have an adverse impact on the character and appearance of the area, residential amenity, highway safety or on the sensitive ecological value of the wider part of the site.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00639 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:

PL-16 REV P2 - FEATURE ENTRANCE WALL - SITE LOCATION PLAN

PL-17 REV P2 - FEATURE ENTRANCE WALL - PROPOSED SITE LAYOUT

4513/A/SALESAR/03C REV C - FEATURE ENTRANCE WALL DETAILS

10162/1081 REV T16 - EXTERNAL WORKS AND LEVELS PLAN

BDWS 20660 11 SHEET 6 REV AA - DETAILED SOFT LANDSCAPING
PROPOSAL RED LINE AMENDMENTS

CLARIFICATION OF TREE RE-POSITIONING

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.

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.

- 4 The two repositioned trees, as shown on the submitted plans, shall be carried out in conjunction with the wider landscaping scheme under permission APP/20/01093, details of which were discharged on 1 July 2022.

Reason: To achieve an appropriate landscaping scheme to integrate the development into the landscape and mitigate any impact upon the amenities of neighbouring properties in accordance with policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy 2011) and the National Planning Policy Framework 2021.