
Site Address:	Inn On The Beach, 97 Sea Front, Hayling Island, PO11 0AS		
Proposal:	First floor conservatory to existing balcony with new first floor balcony surround.		
Application No:	APP/16/00525	Expiry Date:	08/07/2016
Applicant:	Mr Derrick City Pub Company West PLC		
Agent:	Mr Murray I J Murray Associates	Case Officer:	David Eaves
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The Inn on the Beach is located at the southern end of Hayling Island in a prominent position within Western Beachland. It is currently used as a restaurant and Public House. The site is adjacent to Sinah Common SSSI.

2 Planning History (Relevant only)

95/52711/003A - First floor extension on north elevation with seating area under., PERM,01/06/1995

08/52711/006 - Retention of static caravan currently located in the forecourt of the Inn On The Beach and used as a base for a Kitesurfing School., PERM,24/04/2008

APP/12/01039 - Replacement of conservatory roof and one glass wall with solid roof and wall. Lowering of boundary wall with landscaping to north elevation;including new water feature/ sculpture and external seating areas for front and rear., PERM,16/11/2012

3 Proposal

First floor conservatory to existing balcony with new first floor balcony surround. The proposed extra internal 'conservatory area' would be approx 4.5 x 6m and the external first floor balcony area would be increased providing replacement external seating areas. The agent has stated that *The proposal allows the restaurant and the bar area to be linked to allow the business to run more efficiently and customers to have more routes between areas. This will reduce congestion at busy times and improve customer experience. The new balcony will increase the 1st floor sea viewing area which in summer is very popular and always short of tables, it will also allow this balcony to link direct to the rear deck via existing stairs, which will reduce congestion. In addition this will give a fire escape route from the balcony without having to re enter the building (as is the case at present) and thus will be a major benefit in terms of fire safety.'*

4 **Policy Considerations**

National Planning Policy Framework

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)
CS5	(Tourism)
CS6	(Regeneration of the Borough)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM5	(Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM23	(Sites for Brent Geese and Waders)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Natural England

The Wildlife and Countryside Act 1981 (as amended)

The Conservation of Habitats and Species Regulations 2010 (as amended)

Natural England's comments in relation to this application are provided in the following sections.

Statutory nature conservation sites – no objection

Natural England has assessed this application using the Impact Risk Zones data (IRZs) and is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which Sinah Common has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(1) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.

Protected species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published Standing Advice on protected species. You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

Officer Comment:

The County Ecologist has assessed the impact on protected species.

Environment Agency

We can confirm that the Environment Agency has no objection in principle to the proposed development as submitted

Advice to Local Planning Authority (LPA) / Applicant:

Environmental Permit – Flood Risk Activity

Please note that this development may require an Environmental Permit or an exemption from an Environmental Permit from the Environment Agency. Any works located in, over, under or within 8 metres of a main river or 16m or a tidal defence, is likely to require a Flood Risk Activity Permit from the Environment Agency.

Pollution Prevention

All precautions must be taken to avoid discharges and spills to the ground both during and after construction.

Informative recommended.

Economic Development - Commercial and Housing

Economic Development raise no objections to the proposal.

Development Engineer (Highways)

The Highway Authority has no adverse comment on this application.

Waste Services Manager

No comments received

County Ecologist

In summary, given the relatively limited nature of the proposed works I would not raise any overriding concerns in relation to this proposal. The site is within very close proximity to an area known to support overwintering birds associated with the nearby SPA/Ramsar and so there may be potential for visual and noise disturbance to any birds using the beach during construction. However, I consider that the scale of work required would not be likely to result in excessive disturbance. I note that Natural England have raised no objection.

Coastal Engineering

I can confirm that the Eastern Solent Coastal Partnership has no objection to the proposed development. The site is in Flood Zone 1 and therefore at low risk of flooding and the new development will not increase this nor the risk to people using the building.

Hampshire Biodiversity Information Centre:

Within 50m/On Site	Protected and Notable Species	Stiff Saltmarsh-grass, Sea Radish, Rough Clover, Marram, Ripgut Brome, Mossy Stonecrop, Sand Couch, Sheep's-bit, Lyme-grass, Sand Cat's-tail, Bulbous Meadow-grass, Dune Fescue, Pale Toadflax,
Adjacent/On Site	Priority Habitats	Coastal Vegetated Shingle, Lowland Dry Acid Grassland
Adjacent	SSSI	Sinah Common
Adjacent	pSPA	Solent and Dorset Coast

Adjacent	Wader and Brent Goose Strategy	Solent Wader and Brent Goose Strategy Sites
Within 200m	SAC	Solent Maritime

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: 0

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: None

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 existing Building and character and appearance of the seafront
- (iii) Impact upon adjacent SSSI/protected species
- (iv) Highway issues
- (v) Flood Risk

(i) Principle of development

The application site is an existing Public House/Restaurant located on Hayling Seafront. The proposal is for an incremental improvement to existing facilities. As such it supports the tourism industry and visitors to this part of the Island and is supported by Local Plan policies CS6 and CS5. The principle of development is considered to be acceptable.

(ii) Impact upon the existing building and character and appearance of the seafront

The proposals would be seen against the backdrop of the existing building when viewed from the beach and from the west. the proposals would not be visible from the east or north as they would be obscured by the existing building. It is considered that the alterations are relatively modest and would complement the existing building and the facilities that it provides.

The proposal is considered to have a limited and acceptable impact on the character and appearance of the existing building and this part of the seafront.

(iii) Impact upon adjacent SSSI/protected species

In terms of the sensitivity of the site it is located adjacent to an SSSI/SINC and an

area uncertain for waders. It is therefore important that the development does not have unacceptable impacts on these areas. As such Natural England and the County Ecologist were consulted in relation to the development.

Given the scale of the development and its position within the curtilage of the existing premises, it is not considered that the proposal would have a negative impact on ecological interests and no objection has been received from NE or the County Ecologist.

(iv) Highway issues

In relation to highway issues, the property has its own dedicated car parking and there are numerous parking areas serving the sea front adjacent to the site. The Development Engineer (Highways) has raised no objection to the proposed works. It is considered that the development is well served by car parking.

(v) Flood Risk

In relation to flood risk, the EA has confirmed that there is no objection in principle to the development although the position of the building may require a separate environmental permit or exemption. It should be noted that this requirement is outside the scope of the planning system. An informative is recommended in relation to this matter. The proposal does not increase residential accommodation.

8 Conclusion

In conclusion, the proposal is considered to be acceptable in principle and would have an acceptable design and visual impact. The development would not compromise environmental protections. Adequate car parking is provided and flood risk is acceptably addressed for the planning application.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00525

(A) 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 Compulsary Purchase Act 2004.
- 2 The external materials used 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.

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

Design and Access Statement received 13th May 2016

Proposed Plans Drawing No. A101 v7.1

Proposed Elevations Drawing No. A102 v7.1

Views Drawing No. A103 v7.1

Reason: - To ensure provision of a satisfactory development.