

Planning Application Response of Planning Policy

Application No:	APP/15/01058
Site Address:	12 Creek Road, Hayling Island
Development:	Change of use of first and second floors from a nightclub use to 10 No. letting rooms.
Case Officer:	Mrs H Lealan
Comments by:	Gavin Stonham
Date of Comments:	22 nd October 2015

Planning policy status:

The Local Plan is now comprised of the Core Strategy (2011) and the recently adopted Allocations Plan (2014). It should be noted that Saved Policies are no longer relevant.

Comments:

This application is a resubmission of application APP/15/00566, which the Council received in May 2015, and is fundamentally the same as that previous application; however to address my previous comments the applicant has supplied details of proposed cycle parking provision.

The revised plans indicate that the proposed scheme would provide a total of 6 cycle parking spaces, which satisfies the minimum cycle parking requirement within the Council's Residential Car Parking and Cycle Provision SPD. However the applicant has not altered the car parking provision from the previously submitted scheme. No parking provision has been proposed on-site. My previous comments in relation to the parking aspect of application APP/15/00566 therefore also apply to this revised application.

For a 4+ bedroom unit, the SPD requires 3 car parking spaces (2.4 spaces if the parking is unallocated), 2 cycle parking spaces and 1 loop/hoop. The proposed dwelling would be a House of Multiple Occupation (HMO) and for the purpose of the SPD would be classified as a single unit of four or more bedrooms. In practice, as the occupants of a HMO are likely to be unrelated, the number of cars that may need to be accommodated on-site could potentially be much higher than this minimum requirement.

Due to the large footprint of the building, which occupies most of the curtilage of the site, there would be insufficient space on-site to accommodate additional parking spaces even if proposed. Furthermore, as I had advised previously, there are inadequate nearby alternatives to on-site parking provision which would not create adverse impacts to the character and safety of surrounding roads and amenity issues for neighbours. Parking at the Council-owned Wheatlands Road car park is currently free (although this may change in future) however is restricted to a maximum 24-hour period, which is inadequate for use for long term parking by residents on a daily basis. In addition, use of this car park by residents and visitors to the proposed HMO would reduce the availability of remaining spaces within the car park for other members of public.

As mentioned in my previous response, the area is relatively remote from local facilities and, although there are two local bus services, these do not operate on Sundays. There is also the issue of accommodating deliveries to the property and the need to allow for car ownership, particularly bearing in mind that the site is not in a highly accessible location where some discretion might be exercised on parking standards.

Principle of development:

This application is in conflict with the requirements of the Residential Car Parking and Cycle Provision SPD and I would therefore continue to advise that the proposal is inappropriate in planning terms.