

Planning, Design and Access Statement

Re: 3 Elm Grove, Hayling Island. Previous Ref 13/00982, 14/00974, 14/01277 & 15/00368

1 of 2

This reapplication is for the erection of a new building to accommodate 4 No 2 bedroom flats to replace the previously approved scheme (15/00368) of 4 No 1 bedroom holiday flats.

The site is currently derelict with a timber building previously used as a printing workshop, and 2no garages. It is situated behind a main shopping parade, adjacent to a large car park with pedestrian access from the main road close by.

There is currently extant planning permission for residential development as stated above. This application is similar in terms of massing, design and aesthetics but the interiors are redesigned, with some amendments to the fenestration, to provide better residential accommodation. There are distinct references to the local buildings with form, fenestration and materials to match and the principle of residential use is well established in the area.

The applicant has maintained extensive noise mitigation measures, including an acoustic 'automatic gate', as detailed in the approved scheme. With regard to the parking provisions, there is no on-site parking, however the site is surrounded by a large public car park which we noted is mostly underused. This part of Elm Grove does not have much private parking for residents or employees and the proposed provision of a bin store and cycle store only is considered appropriate in this context. There are excellent public transport links and the possibility of public parking permits should they be needed, an option the Highways Authority was happy with in the previous application. Reference should also be made to a recent precedent where planning permission was granted at 31 Elm Grove, (ref 13/00090) for mixed use without any private or on-site parking.

The residential accommodation is carefully set out to provide a quality small dwellings, suitable for starter families, the more mature resident or holiday homes. It has a small courtyard garden which is surrounded by a 2.4m high acoustic fence. This will provide adequate amenity area for sitting out, tending flowers and hanging washing. There are no bats or protected species on the site and the slab levels are shown on the drawings.

Planning policies that are pertinent to this development are: CS16 & DM10, of the Havant Borough Local Plan (Core Strategy) 2011 and policy DM17 of the Havant Borough Local Plan (Allocations) July 2014, which forms part of the Local Development Framework and the National Planning Policy Framework, March 2012. We believe that this development adheres to the relevant policies and respectfully ask that you grant permission to develop as detailed in this application.

Checklist

Parameters; The proposed heights and footprint will remain in keeping and context of surroundings and previously granted schemes.

Use; This area is mixed use therefore the use is appropriate

Amount; The density of built form on this size plot is in keeping with previously approved scheme.

Layout; This is one of practicality and purpose which can only enhance the functionality.

Scale; This is in keeping with the surrounding buildings.

Landscape; This is in keeping with the approved scheme.

Appearance; The aesthetics are an improvement on existing and reflect and compliment the surroundings.

Access; There will be easy access to and around the site. There will be no adverse effect on highway safety with ample off street parking in the area.