
Site Address:	Broad Oak, Copse Lane, Hayling Island, PO11 0QB		
Proposal:	Remove conservatory and bay windows, internal and external alterations and raised terrace.		
Application No:	APP/16/00167	Expiry Date:	13/04/2016
Applicant:	Mrs Levy		
Agent:	Mr Critchley	Case Officer:	David Eaves
	Martin Critchley, Architect		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site lies outside the built up area to the north of Copse Lane on Hayling Island. The building is sited in a ribbon of mainly residential development fronting the north side of Copse Lane. To the north of the site are a number of holiday lodges and to the south open fields eventually leading to Chichester Harbour AONB and Special Protection Area.
- 1.2 The existing building was previously used as a hotel which appears to have been closed since 2004. The building has permission for use as a dwelling since 2014. The building is a substantial building which includes various extensions. It retains a generally residential external appearance notwithstanding its previous hotel use. The building is white painted with concrete tiles.

2 Planning History

90/50931/002 - Temporary siting of mobile home for existing hotel proprietors accommodation pending implementation of refurbishment of Hotel building., PERM,13/03/1991

96/50931/016 - Single storey block of 10 No.lodges linked to hotel by covered walkway together with associated parking and landscaping, including removal of preserved trees , REF,27/06/1996

95/50931/014 - Single storey side extension dining area., PERM,04/08/1995

94/50931/011 - Two storey side extension, two storey rear extension, first floor rear extension, including new vehicular access previously approved under Planning Permission 92/50931/, PERM,10/03/1994

94/50931/013 - Two storey side extension, first floor rear extension including new vehicular access previously approved. (Amendment to P.P. 94/50931/11), PERM,20/07/1994

91/50931/003 - Two storey side and first floor rear extensions., PERM,22/05/1991

91/50931/004 - Renewal of Temporary Permission 90/50931/2 for siting of mobile home for existing hotel proprietor accommodation pending refurbishment of hotel., PERM,

91/50931/006 - Relief from Conditions 4 and 5 of planning permission No. 91/50931/3 to allow dining room to be used by non- residents., REF,11/12/1991

92/50931/007 - Two non-illuminated entrance signs adjacent to new access, PERM,

92/50931/008 - New vehicular access and closure of existing access., PERM,19/03/1992

92/50931/009 - Variation of condition 4 and relief from condition 5 of PP No.91/50931/3 to allow dining room and bar to be used by no residents., PERM,11/06/1992

93/50931/010 - Reduce crown by 20% and lightly raise crown on Oak (T1) and fell Oak (T2), both covered by TPO 1170., PERM,11/03/1993

05/50931/017 - To extend caravan licence of 5 caravans at 8 months to 5 caravans for 10 months a year., UNK,

06/50931/018 - Change of use from class C1 hotel to class C2 Care Home. , REF,14/03/2007

APP/10/00431 - Outline application for a 16 bedroom two storey extension to existing hotel, 7No. self catering holiday lodges, 10No. caravan touring pitches, toilet block, staff accommodation, car parking and associated landscaping., WD,15/12/2010

APP/11/00261 - Change of use of land and existing workshop, associated with the existing hotel, for the siting of 9 mobile homes on a 12 month licence and conversion of the workshop to a managers permanent 3 bedroom residential accommodation., UNK,

APP/12/00362 - Change of use from redundant rural building to 1No. 3 bed dwelling., REF,14/09/2012

APP/14/00404 - Crown reduce by 2.9m, crown lift to 4.5m and remove any dead, crossing or epicormic branches as necessary of 1No. Monterey Cypress within G1 of TPO 1170., PERM,22/05/2014

APP/14/00542 - Change of use from hotel (Use Class C1) to residential home (Use Class C3)., PERM,23/07/2014

3 Proposal

Remove conservatory and bay windows. Internal and external alterations and raised terrace.

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)

CS13 (Green Infrastructure)

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS19	(Effective Provision of Infrastructure)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

Discussed application with HBC Arboriculturalist:

Scheme amended to omit Car Port/Store - now acceptable with condition to require Arboricultural Mitigation Statement for the proposed terrace.

Southern Water

Sewer records show the approximate position of a public foul sewer with in the proposed development. The exact position must be determined on site by the applicant before the layout is finalised.

It might be possible to divert the public foul sewer, so long as this would result in no unacceptable loss of hydraulic capacity, and the work carried out at the developers expense to the satisfaction of SW.

Requirements for a sewer diversion provided.

Alternatively, the applicant may wish to amend the site layout, or combine a diversion with amendment of the site layout.

Condition in relation to sewer diversion requested.

SW required formal application for any new connection to the public foul sewer to be made by the applicant or developer. Informative requested.

Initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1 NE Hayling Residents Association

Summary:

No objections to the proposals.

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) Impact on Trees
- (v) Drainage

(i) Principle of development

The application site is situated outside the urban area, however, the proposals relate to alterations to an existing dwelling and terracing, these alterations are considered acceptable in principle.

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

The proposed alterations to the building are considered acceptable subject to a condition to ensure that a separate unit of accommodation is not formed (this has been discussed with the agent).

The site is relatively secluded within a green wooded setting and the terrace and alterations would not be prominent from public view. The impact on the character and appearance of the area is therefore considered limited and acceptable.

The originally proposed outbuilding to the front would have been more intrusive visually but has now been removed from the application.

(iii) Impact upon residential amenity

The dwelling is set within spacious grounds and is well screened from adjoining properties. There is a leisure lodge use to the rear of the site. The proposal includes external terracing with BBQ, Jucuzzi an outdoor fire area and seating, however given the location of the unit within spacious grounds and detached from neighbours with considerable screening it is not considered that these features are likely to cause unneighbourly impacts that would warrant a refusal of planning permission.

(iv) Impact on Trees

The proposal has been amended to limit the potential impact on important trees and the Arboricultural Officer has confirmed that subject to the imposition of a condition with regards to the decking and its design the proposal is considered acceptable in terms of impacts on trees.

(v) Drainage

Given the limited scale of the development, it is not considered that the proposals are likely to result in drainage concerns. The site is also located in a Flood Zone 1 with low flood risk.

Southern Water have raised the issue of a sewer crossing the site and a condition is therefore recommended to ensure that this infrastructure is taken into account.

8 **Conclusion**

In conclusion the proposal is considered acceptable in principle and would have an acceptable impact on the character and appearance of the area and neighbouring residents. The impact on trees has been made acceptable by the amendment to the scheme and drainage can be suitably addressed. Planning permission is therefore recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00167

(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 Terrace and Terrace Wall hereby permitted shall not be constructed unless and until an arboricultural impact mitigation statement has been submitted to and approved in writing by the Local Planning Authority. The Terrace and Terrace Wall shall thereafter be provided fully in accordance with the approved statement.
Reason: To ensure that the works have an acceptable impact on important trees within the site having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No below ground development hereby permitted shall commence unless and until details of any measures that will be undertaken to divert the public sewer crossing the site have been submitted to and approved by the Local Planning Authority (in consultation with Southern Water) unless it is demonstrated and agreed in writing by the Local Planning Authority that sewer diversion is not required. The development shall thereafter be carried out in accordance with the approved details.
Reason: To ensure that existing drainage infrastructure will be retained/protected having due regard to policy CS19 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The ground floor 'annex' accommodation shall be used solely for purposes ancillary to the use of the main house and shall not form a separate unit of accommodation.
Reason: To accord with the terms of the application and to prevent the creation of a separate unit of accommodation outside the built up area which would detract from the semi-rural character of the area having due regard to policies CS16 and CS17 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposal Site Plan Drawing No. 1413-401 Rev A
Proposed Ground Floor Plan Drawing No. 1413-402
Proposed First Floor Plan Drawing No. 1413-403
Proposed Elevations Drawing No. 1413-502
Proposed Elevations Drawing No. 1413-501
Proposed Roof Plan Drawing No. 1413-404
Email dated 1st March 2016 from Martin Critchley
Reason: - To ensure provision of a satisfactory development.