
Site Address:	258 Havant Road, Hayling Island, PO11 0LP		
Proposal:	Reduce forecourt canopy size and increase length of shopfront.		
Application No:	APP/16/00138	Expiry Date:	12/04/2016
Applicant:	Mr Kelly	Team:	Team 1
	Petrogas UK Ltd		
Agent:	Mr Squibb	Case Officer:	Daphney Haywood
	Wyeth Projects Services		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

258 Havant Road is an established petrol station located on the eastern side of Havant Road at the entrance to Hayling Island. There are no immediate residential properties.

2 Planning History

00/56329/015 - Change of use from a car park to an open car sales area, REF,08/05/2000
99/56329/014 - Installation of cctv camera on 4m high tower, PERM,23/12/1999
97/56329/013 - Provision of six fixed timber picnic tables & benches on grassed area to north of petrol station, WD,21/02/1998
96/56329/010 - To retain 3 No free standing pole lights, WD,07/11/1996
96/56329/011 - Retention of internally illuminated 6m high double sided goal post sign to north west side of site, WD,18/02/1997
96/56329/012 - Removal of 3 pole lights and replacement with 3 bollard lights and retention of 2 pole lights to car wash, PERM,19/08/1997
96/56329/007 - Use of part of petrol filling station shop as hot food servery, INV,
96/56329/008 - Extension of shopfront on to west elevation and new plant and store room to east of car wash, PERM,15/07/1996
96/56329/009 - Part internally illuminated and part non-illuminated fascia sign on north east and north west elevations of canopy, PERM,19/08/1997
95/56329/005 - Jet wash., PERM,
93/56329/003 - Installation of pumped foul main drain from petrol filling station to sewer and surface water outfall to surface water drain, PERM,01/07/1993
93/56329/004 - Retention of 7 No. free standing pole lights, PERM,03/08/1995
91/56329/000 - Redevelopment of site to form new service station and adjacent windsurf centre with associated car parking, PERM,24/09/1992
92/56329/001 - 1 No. freestanding goal post entrance sign, 5 No. canopy fascia signs, 1 No. shop fascia sign, 1 No. car wash sign and 4 pump spreader boxes (all internally illuminated, ZHIS,11/01/1993
05/56329/016 - To reduce in height one other Poplar tree to the old pollard points. Both trees are part of Group G1 of TPO 1313., PERM,14/04/2005
06/56329/017 - Redevelopment/enhancement of petrol filling station facility and extension to forecourt shop; new access to extended rear car park. Felling of trees within Group G1 of TPO 1313., WD,25/10/2006
07/56329/018 - Redevelopment/enhancement of petrol filling station facility, extension to forecourt shop and new covered compound. New access to extended rear car park.

Felling of one Poplar and tree works to two no. Poplar trees with Group G1 of TPO 1313. , PERM,20/04/2007
 07/56329/019 - Amendments to the car park of existing petrol filling station. , REF,19/10/2007
 08/56329/020 - Remove 2 lower limbs of 2No. Balsam Poplars (T1 and T3) both within Group 1 subject to TPO 1313., PERM,19/08/2008
 09/56329/021 - 2 No non illuminated free standing banner frames., UNK,
 APP/11/00102 - Retrospective consent for the display of 2No. illuminated fascia signs and 3No. non illuminated panels., PERM,23/03/2011

3 Proposal

Reduce forecourt canopy size and increase length of shopfront. The forecourt would be located in a similar location and of the same height as the existing but reduced in area. The shopfront would be extended by 1.8m on the north elevation facing the forecourt.

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)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy No objection
 Environment Agency:- No response received
 Engineering/Drainage:- No drainage observations
 Property Services Manager:- No response received
 Natural England Government Team
 Langstone Harbour Board- No objection
 Environmental Health Manager, Community Group No objection

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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 streetscene
- (iii) Highways Issues
- (iv) Impact upon residential amenity

(i) Principle of development

The proposals relate to alterations to an existing commercial garage and are considered acceptable in principle subject to other development control criteria.

(ii) Impact upon the streetscene

The works which reduce the size of the canopy are of an appropriate design and in keeping with the existing character of the site and are not considered to adversely impact visual amenity.

(iii) Highways Issues

No alterations to the access are proposed and the works are not considered to present any danger to traffic on the adjacent road.

(iv) Impact upon residential amenity

It is not considered that the works will impact residential amenity as there are no adjacent residential properties.

8 Conclusion

The works are of an appropriate design and do not pose a threat to the visual amenities of the streetscene, highways safety or residential amenity and therefore it is recommended that permission is granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/16/00138

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 be as set out on the submitted application forms or 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:

Location/block plan 5042/SL-27
Existing site layout 2035/SL-28
Proposed site layout 5042/SL-30
Existing elevations 5042/SL-29
Proposed elevations 5042/SL-31

Reason: - To ensure provision of a satisfactory development.