

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Ms	First name:	N	Surname:	O'Dell		
Company name	R O'Dell (Holdings) Ltd.						
Street address:	1 Hill Place			Country Code	National Number	Extension Number	
	Bursledon			Telephone number:			
				Mobile number:			
Town/City	Southampton			Fax number:			
County:	Hampshire			Email address:			
Country:	United Kingdom						
Postcode:	SO31 8AE						
Are you an agent acting on behalf of the applicant?				☒ Yes	☐ No		

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Jez	Surname:	Davies		
Company name:	Studio Four Architects						
Street address:	1-3 Lyon Street			Country Code	National Number	Extension Number	
				Telephone number:	02380228923		
				Mobile number:			
Town/City	Southampton			Fax number:			
County:	Hampshire			Email address:			
Country:	United Kingdom						
Postcode:	SO14 0LD				j.davies@s4architects.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

This application seeks consent to demolish existing buildings (shop, 1no. flat, workshop, associated compound and 2no. dwelling houses) to allow construction of 18no. new build flats and shop use (planning class A1) with associated bin store, cycle store, vehicle parking and landscaping.

Has the building, work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	36	Suffix:	
House name:			
Street address:	Station Road		
Town/City:	Hayling Island		
County:	Hampshire		
Postcode:	PO11 0EQ		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	471259
Northing:	99637

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Please see Design and Access Statement 2.2 for full details of pre-application advice.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

☒ Yes ☐ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Refer to site plan as proposed and Design & Access Statement

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

3no. 1100ltr bins for general waste from flats. Access to the bin store is possible from the flats under cover from the rear building access point. 1no. 1100ltr bin for general waste from retail element

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

3no. 1100ltr bins for recycling from flats. Access to the bin store is possible from the flats under cover from the rear building access point. 1no. 1100ltr bin for recycling from retail element

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of existing materials and finishes:

Mixture of painted brick, painted render, painting blocks, facing brickwork, painted cladding panels and corrugated cladding panels.

Description of proposed materials and finishes:

Mid-grey metal standing seam walls to match roof. Two tones of buff facing brick to residential elements (refer to elevations for lighter and darker locations, including feature soldier courses). White timber effect cladding predominantly to southern first floor elevation above shop front. Dormer cheeks metal clad, matching standing seam roof and walls. Refer to elevations as proposed for locations.

Roof - description:

Description of existing materials and finishes:

Corrugated roofing sheet to workshop elements. Bitumen felt to flat roof commercial elements. Concrete tiles to houses

Description of proposed materials and finishes:

Mid-grey metal standing seam roof. Single-ply to flat roof elements. Red-brown concrete tiles. Refer to elevations as proposed for locations. Glazed canopies over individual ground floor flat entrances

Windows - description:

Description of existing materials and finishes:

uPVC windows, colour white, with the exception of front of shop, which is painted brown shop front glazing

Description of proposed materials and finishes:

PPC metal framed windows and French doors to residential elements, colour mid-grey. Metal framed shop front to retail element, colour pale blue. Refer to elevations as proposed for locations.

Doors - description:

Description of existing materials and finishes:

as 'windows' existing

Description of proposed materials and finishes:

To match proposed windows.

Boundary treatments - description:

Description of existing materials and finishes:

Timber fence panels, varying in height but typically 1.8m

Description of proposed materials and finishes:

Replacement timber fence panels to western boundary. 900mm high matching brick garden walls. Refer to site plan as proposed for locations.

Vehicle access and hard standing - description:

Description of existing materials and finishes:

Mixture of block paving, block setts, concrete paving slabs, concrete hardstanding, tarmac, and gravel.

Description of proposed materials and finishes:

Block paving (various colours), and tarmac. Refer to site plan as proposed for details.

Lighting - add description

Description of existing materials and finishes:

PIR security lighting

Description of proposed materials and finishes:

PIR security lighting

Others - description:

Type of other material: see below

Description of existing materials and finishes:

RAINWATER GOODS: uPVC gutters and downpipes, colour black and white to commercial element and residential properties.
. EAVES, FASCIAS AND BARGEBOARDS & COPINGS: uPVC fascias, colour white.
. STREET FURNITURE: Street bollards, colour blue

Description of proposed materials and finishes:

RAINWATER GOODS: uPVC to exposed gutters, hoppers and downpipes, colour mid-grey.
. EAVES, FASCIAS AND BARGEBOARDS & COPINGS: uPVC fascias, colour mid-grey. PPC metal fascias, bargeboards and copings, all coloured mid-grey.
. STREET FURNITURE: Stainless steel bollards, benches and litter bins.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Please refer to elevations as proposed and Design & Access Statement section 3.6

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	12	19	7
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	1	1
Cycle spaces	0	52	52
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer☒

Package treatment plant☐

Unknown☐

Septic tank☐

Cess pit☐

Other

Are you proposing to connect to the existing drainage system?

☒ Yes☐ No☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes☒ No

How will surface water be disposed of?

☐ Sustainable drainage system☐ Main sewer☐ Pond/lake

☒ Soakaway☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site☐ Yes, on land adjacent to or near the proposed development☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site☒ Yes, on land adjacent to or near the proposed development☐ No

c) Features of geological conservation importance

☐ Yes, on the development site☐ Yes, on land adjacent to or near the proposed development☒ No

14. Existing Use

Please describe the current use of the site:

Existing use is a shop with 1no. flat above, workshop space, associated compound and 2no. dwelling houses. All existing buildings on site are to be demolished as part of this application.

Is the site currently vacant?

☐ Yes☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☒ Yes☐ No

Land where contamination is suspected for all or part of the site?

☒ Yes☐ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☒ Yes☐ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	4	13	1		
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total 18

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		2			
Flats/Maisonettes			1		
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total 3

Overall Residential Unit Totals

Total proposed residential units	18
Total existing residential units	3

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	458.0	458.0	202.0	-256.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		458.0	458.0	202.0	-256.0

18. All Types of Development: Non-residential Floorspace (continued)

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A1							☒

21. Site Area

What is the site area? 1,730 sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development? ☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding ("*agricultural holding*" has the meaning given by reference to the definition of "*agricultural tenant*" in section 65(8) of the Act).

Title: Mr First name: Jez Surname: Davies
Person role: Agent Declaration date: 23/12/2015 ☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 23/12/2015