

Planning Application Response of Planning Policy

Application No:	APP/14/01003
Site Address:	27 Nutbourne Road, Hayling Island
Development:	Construction of 2 No. 3 bed chalet style dwellings with parking and access from Nutbourne Road.
Case Officer:	Mr D Eaves
Comments by:	Gavin Stonham
Date of Comments:	30 October 2014

Comments:

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.

This application relates to construction of two new dwellings within the existing urban area of Hayling Island. The site is a triangular-shaped area of land forming part of a larger caravan park and is currently occupied by three static caravans. The proposal is to replace these three caravans with 2 No. three-bedroom permanent detached dwellings.

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Core Strategy policy CS5 (Tourism) states that development proposals that safeguard existing tourism facilities including caravan parks will be favourably considered. It is my understanding that the caravans on the site are subject to a limited occupancy restriction. If that is the case then they currently provide a tourism function rather than a permanent dwelling. The loss of three existing caravans would therefore constitute an albeit slight reduction in accommodation available to tourists but could nevertheless be viewed as having an adverse impact on the area's tourism economy and one which could set a precedent for further changes of use (see below).

The aerial photographs of the site supplied as part of the Design and Access Statement clearly show the area around the site to be characterised by mobile home tourist accommodation. One of the aerial photographs accompanying the application shows the location of a number of permanent residential dwellings on the edge of and within the caravan park however these dwellings are a minority form of development in this area; the proposed development would therefore be out of character, particularly considering the site's prominent location on a corner plot adjacent to the main road and would set precedent for further changes of use on other sites which would be harmful to the area's open and semi-rural character.

Core Strategy Policy DM3 (2) (Protection of Existing Employment and Tourism Sites) is of particular relevance to this application. This states that:

'The change of use or development of land or premises currently or last used for tourism purposes to non-tourism uses will only be permitted where it has been demonstrated that the land or premises are not fit for purpose and financially unviable for any tourism use'.

The applicant states in paragraph 1.00 of the Design and Access Statement submitted with his application that the land and premises at this site are not viable for tourism use and not fit for purpose, however in my view he has not supplied sufficient evidence to back up this statement. The Core Strategy makes clear in policy DM3 (2) and in paragraph 3.64 that applicants seeking to redevelop a site in tourism use with a non-tourism use must demonstrate non-viability by means of evidence of an active and exhaustive marketing exercise covering at least 12 months for a minor site. In this case the applicant has provided some of the details of marketing activity which were requested as a minimum by the DM case officer in his letter to the applicant dated 9th January 2014, but the evidence covers a period of only 310 days and not a full 12 months..

The applicant has not supplied items ii) Dated photographs of marketing boards and iii) An enquiry log; and has not supplied evidence of bookings and details of financial returns for the site for a minimum period of the last three years, as requested by the case officer. He has included a letter from a lettings agent which sets out the agent's opinion of the viability of 27 Nutbourne Road, but this opinion is based on the agent's experience of marketing a nearby site at 1a Haven Road. The evidence does not relate directly to the viability of this particular site.

Other Local Plan policies may apply in relation to design matters associated with the proposal – please come and see me for further advice if required.

Principle of Development:

Although there will be obvious design considerations, from a policy perspective I recommend the application be refused based on the principle of development (loss of a tourist facility) and on lack of sufficient marketing evidence of the site's non-viability in its current use.