

Planning Application Response of Planning Policy

Application No:	APP/15/00312
Site Address:	27 Nutbourne Road, Hayling Island
Development:	Removal of 3No. Caravans and erection of 1No. 3 bedroomed bungalow.
Case Officer:	Mr D Eaves
Comments by:	Gavin Stonham
Date of Comments:	17 th April 2015

Planning status:

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.

Comments:

This application is a new proposal to replace a previous application for 2 No. three-bedroom permanent detached dwellings that was submitted in October 2014 and later withdrawn. The revised scheme is for a single bungalow. The applicant's agent has resubmitted his evidence of the three caravans presently on the site having been marketed both in their current use as holiday lets and being marketed for sale and I am satisfied that he has adequately demonstrated their non-viability for tourism use and made sufficient effort to meet the requirements of policy DM3 of the Local Plan (Allocations) for a 12 month period of active marketing of the site.

The proposed bungalow and car parking layout in this application appear to take account of the limited space on the site and a single storey dwelling should not overlook the caravans on the adjacent plot. The site is on the periphery of a wider caravan park and sited directly alongside Nutbourne Road, on which there are other permanent dwellings, so a further permanent dwelling at this location would not set a new precedent for further loss of tourism uses. It would also have arguably less impact on the area than if the site were located in the middle of the caravan park and surrounded by other holiday homes.

Providing that the two parking spaces and two cycle parking spaces are provided as set out on the latest plans then the development should match the parking standards in Tables 4 and 7 of the Residential Car Parking and Cycle Provision Supplementary Planning Document, as per policy DM13 of the Local Plan (Core Strategy).

Principle of Development:

I have no adverse policy comments to make on this application.