
Site Address:	Unit 6, Hayling Billy Business Centre, Furniss Way, Hayling Island, PO11 0ED		
Proposal:	Installation of 3No new first floor windows and extension of existing mezzanine area.		
Application No:	APP/14/00430	Expiry Date:	20/06/2014
Applicant:	Mr Wilson	Team:	Team 2
	Emco Education Ltd		
Agent:		Case Officer:	Daphney Haywood
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site lies towards the southern end of Hayling Island and is one of 9 small business units forming the Hayling Billy Business Centre constructed in the 1990s.

2 Planning History

90/5/1977/3 9 Business units Approved 1990s subject to a condition preventing an increase in floor area without the written consent of the local planning authority. The reason was to avoid an over intense use of the site and a shortfall in parking.

3 Proposal

Installation of 3No new first floor windows and extension of existing mezzanine area by 5sq m.

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM14 (Car and Cycle Parking on Development (excluding residential))

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Property Services Manager No comments received.

Regeneration & Development Support the application which would enable jobs to be retained on the site.

Environmental Health Manager, Community Group No comment to make due to the limited size in a secluded commercial location and as such it is anticipated that the impact will be low with no issues.

Development Engineer The floor area is to be extended by 5 msq and therefore 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: 11

Number of site notices: one

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) Effect on the neighbouring properties
- (iii) Effect on the streetscene
- (iv) Highway considerations

(i) Principle of development

7.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on neighbouring properties

7.3 There are no residential properties in proximity to the application site, which lies within an established business centre. The proposal is for a very small increase in floorspace and 3 new windows which are not considered to result in detriment to the adjacent commercial properties.

(iii) Effect on the streetscene

7.4 The windows are of an appropriate design and would not result in adverse visual impact.

(iv) Highway considerations

- 7.5 The increase in floorspace is 5 sq m and is not considered to result in any significant highway or parking impacts.

8 Conclusion

- 8.1 It is considered that the proposed new first floor windows and extension of existing mezzanine area will not result in detriment and therefore the proposal is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00430

subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

OS plan received 25 April 2014.
Existing plan and elevation details drawing EN4858 Rev a
Proposed partitioning project drawing EM4858 Rev a

Reason: - To ensure provision of a satisfactory development.