
Site Address:	133 Elm Grove, Hayling Island, PO11 9ED		
Proposal:	Retention of window and boiler flue.		
Application No:	APP/14/00853	Expiry Date:	29/10/2014
Applicant:	Mr J Hoque	Team:	Team 2
Agent:		Case Officer:	Richard Temple
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site includes a mid-terrace single storey commercial unit in a row of commercial units in use as a take away with parking to rear and residential buildings in use as flats.

2 Planning History

- 2.1 87/25476
Change of use granted to allow A3 take away use

3 Proposal

- 3.1 Retention of rear window and boiler flue.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM10 (Pollution)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager

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: 7

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

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) Design
- (iii) Impact on residential amenity including noise and odour generation

(i) Principle of development

7.2 The site is within a mixed use area and the property forms part of a terrace of commercial units. As such the principle of development is acceptable.

(ii) Design

7.3 The window and boiler flue are modest in size and are not significantly visible from the street scene. The boiler flue is considered acceptable in design terms given it's modest size and appearance. However, as the window faces residential properties it is considered that a condition be included to ensure that render is applied around the window to match the rest of the rear elevation. Currently the render has been chipped away to insert the window and appears untidy when viewed from the car park, access road and rear residential properties. The condition will allow two months for the applicant to correctly render around the rear window.

7.4 As such, should the condition to finish the render around the window be complied with, the development is considered acceptable in design terms.

(iii) Impact on residential amenity including noise and odour generation

7.5 The small window does not allow opportunity for overlooking of the residential properties to the side and rear as it is high level and very small.

7.6 The boiler flue is not considered to be large enough to have an overbearing impact on neighbouring residential amenity and it is set more than 7m away from residential properties.

7.7 The Environmental Health Officer has not objected to the window and boiler flue and given the distance mentioned above that they are from residential properties; the development is considered acceptable in terms of noise and odour impact.

8 Conclusion

8.1 The development complies with the policies set out in section 4. As such the application is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00853 subject to the following conditions

- 1 The wall around the window hereby approved shall be rendered and painted in a finish to match the rest of the rear wall within three months of the date of this decision.

Reason: To protect the visual amenity of the surrounding area.

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

Site Location Plan, Block Plan and photo of rear elevation

Reason: - To ensure provision of a satisfactory development.