
Site Address: Former Hayling Bay Hotel Site, 50 Webb Lane, Hayling Island
Proposal: Variation of Condition 11 of Planning Permission APP/10/00089 to allow amendments to approved plans relating to site layout, floor plans, elevations and materials.
Application No: APP/13/01012
Applicant: Marblesea Ltd
Agent: Mr G Ash
Ward: Hayling East
Expiry Date: 13/03/2014
Team: Team 1
Case Officer: Sally Smith
Graham Ash Architects Ltd

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is that of the former Hayling Bay Hotel which has been demolished and cleared. The site is currently boarded from the roads.

2 Planning History

A long history with respect to building flats on the site. There have been permissions for tourist flats with a manager's flat above but the most recent and relevant permissions are for residential flats:

08/60025/011 - Erection of 9 no.1,2 and 3 bed flats (5 x 1 bed; 3 x 2 bed; 2 x 3 bed) for general residential purposes. Permitted. 9/8/08.

APP/10/00089 - Erection of 10 no. 1, 2 and 3 bed flats, associated car parking, garaging and cycle store. permit 22/2/2011. Subject to S106 requiring payment of HCC transport contribution of £32,049 and a Play space contribution of £9,239.50 prior to commencement of development.

3 Proposal

- 3.1 The proposal is to vary the permitted scheme under APP/10/00089 as follows (list taken from applicant's submission):

1. Building reduced in width by 225mm to allow additional width for car spaces.
2. Revised layout of Flats 1 and 8. This part of the building reduced in width and the front set back into the site by 900mm to allow car spaces to be located completely within the site.
3. Garage within the site to be omitted and to become a car parking space.
4. Disabled persons parking space relocated.
5. Size of car ports with pitched roof over now reduced.
6. Minor amendments to the internal layouts of some flats.
7. Relocation of some bicycle stores from the front of the site to individual stores link to the garages. Total of 12 spaces provided. Bicycle hoops omitted.
8. Adjustments to boundary along Webb Lane. Parking layout.
9. Boundary treatment to part of boundary to 48 Webb Lane modified (between points B and C as identified on the site layout plan).
10. Up to date and more accurate survey information used to plot site area and boundary positions.
11. Access gate to front cycle store now re-positioned.

ELEVATIONS AND DETAILS OF MATERIALS

12. Materials: Omission of tile hanging. Addition of render. This applies to North and west elevations.
13. Omission of roof adjacent to the entrance.

14. Change of fenestration design to flats. Pattern to be opening outward French doors with opening side lights.
15. Curved bay windows to north elevation removed and replaced with windows of similar size.
16. West elevation of units 1 and 8 revised to reflect changes to the internal layout.

Overall the floor area has reduced in size by approximately 17 sq metres, so there will be no requirement for additional payments in connection with the C.I.L. We appreciate that the unilateral undertaking dated 7th January 2011 will need to be supplemented by a bilateral agreement. We have requested that our clients proceed with this matter.

- 3.2 Since the original submission details have also been submitted in respect of materials, hard surfacing and landscaping. In addition it is proposed to have an acoustic fence on the northern boundary rather than a brick boundary wall (as there are problems with the construction requirements for the foundations of the wall)

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

- | | |
|------|--|
| CS16 | (High Quality Design) |
| CS20 | (Transport and Access Strategy) |
| DM13 | (Car and Cycle Parking on Residential Development) |

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - No adverse comment

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: 29

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: None

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 character and appearance of the area
- (iii) Impact on neighbouring properties
- (iv) Highway and parking Implications
- (v) Other considerations

(i) Principle of development

7.2 The principle of developing the site for residential development in the form of flats rather than for tourist accommodation was established by permission 08/60025/011. Permission APP/10/00089 increased the number of flats by one. It is necessary to consider whether there are any changes of impact as a result of the variations now proposed.

(ii) Effect on character and appearance of the area

7.3 The impact of the design and scale of the development was considered acceptable under APP/10/00089. The amendments proposed to the approved scheme that change the appearance of the development are the omission of the tile hanging for the north and west elevations, omission of the roof adjacent to the entrance, a change to the pattern of the fenestration, replacement of small bay windows on the north elevation, adjustments to west elevation of units 1 and 8, relocation of some of the cycle stores from the front to side individual stores. All of these changes are considered to not change the scheme detrimentally in terms of the design of the building or its impact on the character of the area. Submissions have been made in respect of materials, hard surfacing and landscaping which allows for the omission of the previously applied conditions 2, 3 and 7.

(iii) Impact on neighbouring properties

- 7.4 It is considered that the changes to the fenestration will not impact on neighbours as the size of windows is not increased; nor should the change in materials cause any impact. With respect to the boundary to 48 Webb Lane the car ports are located further from the boundary. Whilst two sheds have been introduced in that area the boundary remains screened as before. The impact on neighbours of the changes is therefore considered acceptable and no objections have been received in respect of these revised proposals.

(iv) Highway and parking implications

- 7.5 A S106 Obligation has been signed to pay the required County Highways contribution of £32,049 which was committed to under a previous unilateral agreement on the earlier permission.
- 7.6 With respect to parking 16 spaces are still provided (as previously permitted). Seven spaces remain on the frontage to Webb Lane but they have been repositioned to the south with the reduction in the size of the frontage bike store. The reduction in the size of the store is compensated for by the two sheds to the north of the site.
- 7.7 The Development Engineer has raised no concerns about the changes.

(v) Other considerations

- 7.8 The signed S106 Obligation commits to paying the previously committed play space contribution of £9,239.50.
- 7.9 The floorspace of the development has been reduced by 17 sq. m. so CIL is not payable.

8 Conclusion

- 8.1 It is considered that, for the reasons set out above, the changes are acceptable under the provisions of Core Strategy policies CS16 and DM13 which are the policies of particular relevance to the changes proposed. Permission is therefore recommended, with the previously imposed conditions revised to suit the information supplied as part of this application

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01012 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date, 22 February 2011, on which planning permission APP/10/00089 was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the

completion of all boundary means of enclosure in accordance with the approved details. At all times thereafter all of that means of enclosure shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring properties and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 The premises shall not be occupied before the proposed access and the crossing of the highway verge and/or footway is constructed and laid out in accordance with the approved details.

Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The development shall not be brought into use until space for the loading, unloading and parking of vehicles and bicycles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 No external lighting shall be installed or operated at the site until and unless details of its appearance and intensity have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The garages and car ports hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be used for any other purpose without the prior written approval of the Local Planning Authority.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 All the windows in the north elevation annotated as obscured on the plans hereby approved shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS 16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Covering letter of 10th October 2013 ref 06:055 from Graham Ash Architects
Site/Location Plan 03:034:22 Ref F
Proposed Site Plan/FF Plan/Street Elev. 03:034:21 Rev S
Proposed Elevations 03:034:23 Rev R

Second and Third Floor Plan 03:034:24 Rev M
Proposed Elevations (coloured) 03:034:29 Ref A
Proposed Section 03:034:27
Landscape Management Plan 1st Issue 25.11.13
Planting Plan 2813-101
Hard Landscaping Proposals 03:034:30

Reason: - To ensure provision of a satisfactory development.