
Site Address:	Ferryboat Inn, Ferry Road, Hayling Island, PO11 0DG		
Proposal:	Erection of new pitched roof enclosed entrance lobby with ramped access and new timber pergola to accommodate smoking area.		
Application No:	APP/13/00615	Expiry Date:	06/09/2013
Applicant:	Mr Hinton	Team:	Team 2
	Stonegate Pub Co.		
Agent:	Mr Fleming	Case Officer:	Aaron Wright
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The Ferry Boat Inn is a Public House and lies to the extreme western tip of Hayling Island. It is a single storey building that is predominantly flat roofed. Access to the public house is via the tarmac access road between the car park adjacent to the Ferry Boat Inn and the golf course.

The application site is in close proximity to the Langstone Harbour Site of Special Scientific Interest (SSSI). This SSSI is part of the Chichester & Langstone Harbours Special Protection Area (SPA)/ Ramsar/Solent Maritime Special Area of Conservation (SAC).

2 Planning History

None relevant to this application.

3 Proposal

The application is for the erection of new pitched roof enclosed entrance lobby with ramped access and new timber pergola to accommodate smoking area.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Langstone Harbour Board

No objection.

Environmental Health Manager

No comment.

Natural England

The application site is in close proximity to the Langstone Harbour Site of Special Scientific Interest (SSSI). This SSSI is part of the Chichester & Langstone Harbours Special Protection Area (SPA)/ Ramsar/Solent Maritime Special Area of Conservation (SAC).

Natura 2000 site – No Objection Subject to Conditions

The proposal is not likely to have a significant effect on the interest features for which the above SSSI/SAC/SPA/Ramsar sites are designated, either alone or in combination with other plans or projects. Furthermore, we would wish to see conditions and advice to the effect of the following attached to any permission granted:

- Given the bird sensitivities in the area, the proposed construction will need to be timed and undertaken in a suitable way to minimise disturbance to over wintering and nesting birds, therefore it will be necessary to:
- Ensure best practice is in place for operating machinery to reduce unnecessary noise;
- No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dBA L_{max} – measured at the sensitive receptor) to be undertaken during the bird overwintering period (i.e. October to March inclusive), unless the existing noise level measured from the sensitive receptor already exceeds 69dBA L_{max} ; in which case, no such works shall be undertaken during the specified period if the resulting noise level would exceed the existing noise level measured from the sensitive receptor.

SSSI/

Subject to the imposition of the above conditions and the development being undertaken in strict accordance with the submitted proposals and the conditions set out above, these development proposals will avoid impacts upon the interest features of the Langstone Harbour SSSI. These conditions are required to ensure that the development, as submitted, will not impact upon the features of special interest for which the Langstone Harbour SSSI is notified.

Royal Society for the Protection of Birds

No comment.

Hampshire Wildlife Trust

No comment.

Engineering/Coast & Drainage

No 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: 8

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

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 and appearance
- (iii) Residential amenity
- (iv) Protection of the SPA and SSSI

(i) Principle of development

Policy CS17 of the Core Strategy refers to the concentration and distribution of development within the urban areas. It states that:

"Development will be permitted that makes the most effective use of land in the borough by granting planning permission that:

Concentrates new housing, employment, retail, leisure and other development within the five urban areas of Havant, Leigh Park, Waterlooville, Emsworth and Hayling Island, as shown on the Proposals Map".

The application site is located outside the urban area and is therefore within a countryside location. However, this application is only proposing small alterations and additions to the existing building and as such, are not considered to undermine countryside policies.

The proposed alterations and additions would enhance the existing Public House and as such would improve and protect the local community facility. Furthermore, at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. Paragraph 28 of the NPPF states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. Council's should promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. As such the principle of development is considered to accord with local policies and the NPPF.

(ii) Design and appearance

It is proposed to remove the existing ramped access and form a new pitched roof enclosed entrance lobby with ramped access to the main elevation. The lobby will be of an appropriate scale that would not extend above the existing roof line and will be finished in materials to match the existing render and slate roof tiles. The ramped access will be widened to accommodate easier access and egress. The smoking shelter will be in the form of a timber pergola structure consisting of 6 vertical timber

posts open to the sides and supporting timber cross beams to form a polycarbonate covered roof.

The objective of the design is to make a feature entrance and form a new smoking shelter that concentrates circulation and has a better aesthetic to the main elevation from the external seating area. The design philosophy is to enhance the elevation without having a detracting impact on the current style. This will be achieved by using similar materials to the existing building. It is considered that the design of the development is acceptable and accords with Policy CS16 of the Core Strategy.

(iii) Residential amenity

Along the north side of Ferry Road are residential properties that front onto the Harbour. These properties are over 50m away from the Ferryboat Inn. The proposed alterations would not adversely affect the residential amenity of these neighbouring properties.

(iv) Protection of the SPA and SSSI

The application site is in close proximity to the Langstone Harbour Site of Special Scientific Interest (SSSI). This SSSI is part of the Chichester & Langstone Harbours Special Protection Area (SPA)/ Ramsar/Solent Maritime Special Area of Conservation (SAC). Policy CS11 of the Core Strategy refers to Protecting and Enhancing the Special Environment and Heritage of Havant Borough.

It states that planning permission will be granted for development that has particular regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map):

- (i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International].
- (ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National].
- (iii) Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [Local].

Natural England have been consulted on the application and have confirmed that the proposal is not likely to have a significant effect on the interest features for which the above SSSI/SAC/SPA/Ramsar sites are designated, either alone or in combination with other plans or projects. Natural England have recommended a number of conditions to be attached to the permission. Subject to the imposition of the above conditions and the development being undertaken in strict accordance with the submitted proposals, these development proposals will avoid impacts upon the interest features of the Langstone Harbour SSSI. These conditions are required to ensure that the development, as submitted, will not impact upon the features of special interest for which the Langstone Harbour SSSI is notified.

8 Conclusion

The proposed development is considered to be in keeping with the appearance of the existing building and would not adversely affect residential amenity. There would be no harm to the SSI or SPA sites that are in close proximity to the application site.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00615 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 external materials to be used shall match in type, colour and texture those on the existing building, unless agreed otherwise in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dBA L_{max} – measured at the sensitive receptor) to be undertaken during the bird overwintering period (i.e. October to March inclusive), unless the existing noise level measured from the sensitive receptor already exceeds 69dBA L_{max} ; in which case, no such works shall be undertaken during the specified period if the resulting noise level would exceed the existing noise level measured from the sensitive receptor.
Reason: To avoid impacts to nesting birds and having due regard to policy DM8 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.