
Site Address: Hayling Island Sailing Club, Sandy Point, Hayling Island,
PO11 9SL

Proposal: Application for non-material changes to Planning Permission
95/56332/003 relating to change from external pebble-dash render to western red
cedar and amendment to structure of ground floor parking bays.

Application No: APP/13/00805 Expiry Date: 10/09/2013

Applicant: Ms C Letten Team: Team 1

 Hayling Island Sailing Club

Agent: Mr M Gibbs Case Officer: Sally Smith

 Architecture PLB

Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is within the Hayling Island Sailing Club area at Sandy Point, Hayling Island. The site lies within the Chichester Harbour AONB and adjacent to the European designations of SAC/SPA/Ramsar site.

2 Planning History

95/56332/3 - Redevelopment of club including accommodation facilities Permit
16/11/1995

APP/13/00237 - Non material amendment for increase in roof height of Block B (Dune 2) by 150mm and reduction in number of units from 14 to 10 and consequent change in doors and fenestration. Permit 8/4/13

3 Proposal

Further changes now proposed to Block B (Dune 2)

- Amendment of external pebble dash finish to western red cedar
- More enclosure to ground floor parking bays at one end.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

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|------|---|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS12 | (Chichester Harbour Area of Outstanding Natural Beauty (AONB)) |
| CS15 | (Flood and Coastal Erosion) |
| CS16 | (High Quality Design) |
| DM8 | (Conservation, Protection and Enhancement of Existing Natural Features) |
| DM9 | (Development in the Coastal Zone) |

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None required for a NMA application

6 Community Involvement

None required for a NMA application

7 Planning Considerations

- 7.1 This submission is made under the arrangements now in place for very small changes.
- 7.2 Whilst the site is in a sensitive area re ecology and landscape it is considered that as the changes are to the permitted building the policies of relevance are CS16 and CS12.
- 7.3 The change to the material is for the following areas:
(a) on the front elevation, the rear of the balcony only - between the individual doors and therefore set back under the roof overhang.
(b) on the rear elevation, at ground floor level only - this is largely screened from wider view by the adjacent dune landform.
(c) on the side (SE) elevation - this faces the adjoining accommodation block that was constructed pursuant to PP 95/56332/3.
(d) on the side (NW) elevation - this faces the Harbour but again is to some extent screened by the landforms surrounding the Sailing Club site. It is considered that a change from light render to a more natural material will have a limited and acceptable impact on the character of the building and can be classed as 'non-material' given the nature of the site and its setting.
- 7.4 With respect to the car park infill this is for 2 bays only. It is considered that these changes in detailing will not result in any material change, will not be detrimental to the amenity of the area or have any other implications.

8 Conclusion

It is recommended that the non material amendment is approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00805:

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

Plans, section and elevations 2386_P_001_A

Reason: - To ensure provision of a satisfactory development.

