



Havant
BOROUGH COUNCIL

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To:
Mr A Hedges
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For: Mr P Mason

**The Town and Country Planning (Development Management Procedure) (England) Order
2010
Refusal of Planning Permission**

Application Number: APP/12/00896

Site Address: 1-30, 32-35 Fairlight Chalets, Salterns Lane, Hayling Island

Proposal: Removal of Condition 7 of Planning Permission HWU2788 and Condition 1 of Planning Permission 13268/3 to allow for permanent occupation of chalet numbers 1-30, 32-35 inclusive.

Further to your application received on 29 August 2012, which was valid from 17 September 2012, Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reasons for the Council's decision to refuse planning permission is:

- 1 The removal of these conditions would result in the loss of holiday accommodation units which would be detrimental to the tourist offer available in the borough. The proposal is therefore contrary to policies CS5 and DM3 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework, March 2012.
- 2 The chalets, which are individually owned, vary in their size and standard of accommodation. It has not been demonstrated in this application that they are of a suitable standard of accommodation to provide satisfactory living conditions in order to provide for their occupation as permanent residential units. The proposal is therefore contrary to policies CS16 and DM3 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework, March 2012.
- 3 The use of the whole of the Fairlight Chalet site for permanent residential accommodation will, as a consequence of the small size of many of the chalets, the limited amount of private amenity space associated with many of the chalets and the limited amount of space to provide the required level of car parking of 2 spaces per chalet and turning space within the site, result in an overintensive use of the site and a cramped development which would not provide a suitable general purpose housing scheme. It would not provide an acceptable level of amenity for the residents and be detrimental to the character of the locality. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework, March 2012.

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- 4 The access drive leading to and from the site is of inadequate width and construction to accommodate safely the additional traffic which the permanent occupation of the site would generate. The proposal is therefore contrary to policies CS16 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework, March 2012.
- 5 Inadequate visibility splays are provided at the junction of the access with the highway and this, together with the increased use of the access as a consequence of the additional traffic which the permanent occupation of the site would generate would cause danger and inconvenience to users of the adjoining highway. The proposal is therefore contrary to policies CS16, CS20 and DM12 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework, March 2012.
- 6 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Hampshire County Council Transport Policy, is contrary to the Council's Policy on contributions towards transport infrastructure which seeks to ensure that the provision is made from new development towards improvements to the transport infrastructure. It is therefore contrary to policies CS21 and DM12 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework, March 2012.
- 7 The proposal, without completion of the appropriate binding arrangements, is contrary to the Council's approved policy which, seeks to secure an appropriate provision of playing space for new development or alternatively making financial contributions to the provision of improvement of playing space off-site. The development proposed would not provide satisfactory provision of playing space, either on the site or off the site, to meet the needs of permanent residential occupation. The proposal is therefore contrary to saved policy R17 of the Havant Borough Local Plan 1995-2011 and policies CS1.3 and CS21 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework, March 2012.
- 8 The proposed development makes no provisions for 'affordable housing' in accordance with the policy approved by the Local Planning Authority and contained within policy CS9 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework, March 2012.

In coming to its decision the Council considered plans and other documents submitted with regard to your application, the policies of the adopted Core Strategy and related documents, and the saved policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework, March 2012.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.



Mr Chris Murray
Service Manager (Planning Development)

12 November 2012