# 1A Haven Road,
# Hayling Island

# Erection of Holiday Let

# Planning, Design & Access Statement

**Background**

- The site contains a lawful caravan, which it is understood has planning permission for use for 10 months of the year in order to ensure that it is used for holiday accommodation rather than as someone's sole residence.
- The demand for holiday caravans on single plots is lacking and one of the main periods for demand is over the Christmas period.
- The nature of the construction of the caravan on site is such that winter use is not comfortable.
- As a result of these factors the applicant wishes to replace the caravan with a permanent building.
- This would enable year-round use for holiday purposes.

**Planning Policy**

- The form of development chosen for this site is conceived within the framework established by central government policies and advice and adopted Local Plan policies, the emerging Core Strategy.
- Although now cancelled, PPG 21: Tourism, Annex C referred to the enforcement of holiday occupancy conditions and stated that *"it is reasonable to ascertain from the developer how he proposes to restrict occupation to holiday use".* In this regard I can confirm that a standard condition requiring the unit to be used solely for holiday purposes would be acceptable.
- The Good Practice Guide on Planning for Tourism details the relationship

between planning and tourism.

- Annex B of the Good Practice Guide notes at paragraph 1 that:

  *"The nature of holidays in this country has become increasingly diverse, in location, in season and in duration. Many people go away several times a year, often for short breaks and not exclusively in the summer months. Much of this demand is for self-catering accommodation – whether in new or converted buildings or in caravan holiday homes. This spread of demand improves the use that is made of this accommodation and so is advantageous to the businesses which provide it and to those host communities which are supported by the spending that it generates. It can help to reduce the disadvantages of seasonal employment, including the difficulties of retaining trained and experienced staff."*

- The Councils Core Strategy - The draft of the Inspectors Report has been received by the Council and has confirmed that the Core Strategy is sound. Whilst the Inspectors report has not been published, the finding of soundness of the Core Strategy means that the policies contained within it are a material consideration.
- Since the application site contains a caravan with a 10 month occupation restriction to ensure its use for holiday purposes it is appropriate to have regard to the relevant parts of policy DM3 of the Core Strategy which is titled *'Protection of Existing Employment and Tourism Sites'.*
- Part 2 of DM3 states:

  *"The change of use or development of land or premises currently or last used for tourism purposes to non - tourism uses will only be permitted where it has been demonstrated that the land or premises are financially unviable for any tourism use."*

- It therefore follows that there is a policy presumption in favour of retaining a holiday use on the land.
- I therefore submit that there are no policy objections to the proposal as a small-scale tourism development.

**Assessment of physical context**

- The site is situated on the northern side of Haven Road in the western part of

the Eastoke peninsula.

- The site has dwellings to either side, but is more limited in size with a static caravan located at its northern end.
- Photographs attached illustrate the existing caravan and its setting within the built up area.

**Social/economic context**

- The proposed building is small in scale and seeks to replicate the accommodation currently provided within the caravan. It will therefore provide a small single storey holiday let consisting of Bedroom 1, Bedroom 2, Bathroom, Kitchen/Dining/Living Room and Hall.
- There is a need for additional tourist accommodation throughout the south east region and this proposal would be justified by:
    - Provided a permanent building which can facilitate – year-round holiday use – thus providing additional revenue for the tourism industry in the locality.
    - Ensure the continued use of the site for holiday purposes.

**Flood Risk**

- The site is within the built up area of Hayling outside the flood risk area.

**Design Principles**

- The existing building is of sufficient area which could provide a small permanent holiday let.
- I consider that as the existing caravan is single storey and located at the northern end of the site with garden area to the front then it would be appropriate for the proposed holiday let to be the same.

**Amount of development**

- A single holiday let is proposed.

**Scale**

- The roof profile is low in order to reflect the scale of the existing caravan.

**Landscaping**

- The front area will be retained for the parking of one car and as a garden. A hedgerow will be provided along part of the frontage.

**Appearance**

- Stock bricks and a low profile roof ensure a building which is sympathetic to its setting.

**Access**

- The existing drive and access would be used and a level area to the front door of the dwelling would be provided.

Amenity Space

- The amount of amenity space will remain largely the same, but the planting of a front boundary hedgerow will provide a degree of privacy for the garden area.
- Holiday lets by their very nature require little amenity space.
- It is also material to note that under the provisions of the statutory definition of a mobile home a twin unit mobile home could be placed upon the land with measurements of 20 x 6.8m. The width of the proposed holiday let is 6.2m. accordingly a mobile home could further reduce the garden area by 0.6m

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View of plot from Haven Road