

DELEGATED OFFICER REPORT

Site Address:	Mengham Rythe Sailing Club, Marine Walk, Hayling Island, PO11 9PG		
Proposal:	Fenestration alterations and alterations to entrance location with the addition of new stairs and platform Lift for access.		
Application Type:	Full Planning Permission		
Application No:	APP/25/00222	Expiry Date:	19 th August 2025
Applicant:	Mr Reynolds, Mengham Rythe Sailing Club		
Agent:	Mrs Grinstead, Your Home Plans Ltd	Case Officer:	Richard Hawkey
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is Mengham Rythe Sailing Club, Marine Walk, Hayling Island, PO11 9PG. The site is located in the Chichester Harbour Area of Outstanding Natural Beauty (AONB) and is adjacent to:
- The Chichester Harbour SSSI;
 - The Chichester & Langstone Harbour SPA;
 - RAMSAR site;
 - SAC; and
 - The Mengham Salterns SINC.
- 1.2 The Clubhouse is the subject of this planning application and is located on the southern side of the mouth of Mengham Rythe where it meets the wider Emsworth channel of the Harbour. The Clubhouse is a brick and white clad building with a profiled metal roof and metal windows. As it is set partly on the sea wall / raised embankment, the building is one-storey high on the harbour-facing side, and two-storeys high on the non-harbour facing side. Given its height and profile, the Clubhouse is highly prominent within the AONB as it is visible for significant distances from the water and adjacent public footpath – Marine Walk PROW.

2 Planning History

02/55484/008 - Application in retrospect for demolition of old lean to replace with enlarged area to form Buoy store., PERM,06/12/2002

02/55484/009 - Construction of single storey building with a flat roof for the storage of outboards, fuel, masts and a race store. (Resubmission)., WD,05/11/2002

02/55484/010 - Construction of single storey building with a pitched roof, for the storage of outboards, fuel, masts and a race store (Resubmission)., PERM,22/01/2003

02/55484/007 - Construction of single storey building with a flat roof for storage of outboards, fuel and masts., PERM,06/05/2002

00/55484/006 - Replacement race box and additional pontoon (for 'coming alongside')

only) with access ramp, PERM,19/01/2001

98/55484/005 - Demolition of existing clubhouse and construction of new clubhouse, PERM,24/03/1999

96/55484/003 - Application for determination whether prior approval is required for three 9m high and three 10m high replacement telephone poles alongside Marine Walk, REF,22/05/1996

96/55484/004 - Application for determination whether prior approval is required for three 7.5m high and three 8.4m high replacement telephone poles alongside Marine Walk, RNO,16/07/1996

91/55484/000 - New launching ramps and relocation of pontoon., PERM,

92/55484/001 - New seaward ramp and pontoon and landward ramp for launching., PERM,

04/55484/011 - Single storey race box and extension to existing launching ramp., PERM,21/12/2004

04/55484/012 - Retention of galvanised mesh/ barbed wire fencing and timber posts height 1.4m fronting Marine Walk., PERM,31/03/2005

APP/11/00267 - Siting of 1No. steel container to rear of Boat House., PERM,18/05/2011

APP/11/01027 - New boat store. , PERM,20/09/2011

APP/12/00196 - An extension to an existing landing pontoon and relocation of the access bridge., PERM,17/05/2012

APP/22/00779 – Installation of photovoltaic panels on roof of clubhouse. PERM 21/04/2023

3 Proposal

The proposal seeks consent for fenestration alterations as well as an alteration to the entrance location with the addition of new stairs and platform lift for access to the existing club house. The alterations proposed will primarily take place on the south facing elevation with the size of an existing window on the west elevation being reduced.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Management Plan
Chichester Harbour Area of Outstanding Natural Beauty Joint SPA 2017

Havant Borough Local Plan (Core Strategy) March 2011

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

CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))

CS16 (High Quality Design)
DM10 (Pollution)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)
DM9 (Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Mark Coates

No comments received.

Councillor Netty Shepherd

No comments received.

Councillor Peter Oliver

No comments received.

Arboriculturalist, Tree Team

No comments received.

Chichester Harbour Conservancy

No objection. The proposed alterations would not have a significant impact on the natural beauty of the Chichester Harbour National Landscape.

Ecologist, Planning Policy Team

No objection raised.

Environment Agency

No comments received.

Havant Area Disability Access Group

No comments received.

Natural England Government Team

No objection. Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutory protected nature conservation sites or landscapes.

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: 6

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) Appropriateness of design and impact on the character of the area
 - (iii) Impact on Chichester Harbour National Landscape (formerly AONB) & Ecology
 - (iv) Impact upon residential amenity
 - (v) Flooding Matters
 - (vi) Biodiversity Net Gain (BNG)

(i) Principle of development

7.2 The application site is located outside of the defined “urban area” as set out in Policies CS17 and AL2. However, the proposed development relates to minor fenestration details of an existing building as well as a minor alteration to the access into the building facilitate improved accessibility. The development is therefore considered acceptable in principle subject to the usual development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The minor fenestration alterations consist of a proposed new ground floor window on the south facing elevation of the building (which faces the car parking area serving the sailing club); an existing window on the west facing elevation partly bricked up and a smaller window inserted in its place; and the conversion of an existing window to a doorway and construction of a new access steps and an accessibility platform lift on the south facing elevation to allow for wheelchair access to the building.

7.4 The applicant has confirmed that new brickwork and window framing will match the existing building and this can be conditioned to ensure that these do match. In that context the proposed fenestration changes would have a minor impact on the appearance of the building and would be acceptable. Similarly, the proposed new steps and accessibility lift would consist of a concrete base with ramp and steps with the proposed lift being constructed of glass and metal. Metal safety railings are also proposed. The new access steps and lift platform would have a total footprint area of 3 metres by 5.5 metres.

7.5 The design and appearance of the proposal is deemed appropriate in context to the existing building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact on Chichester Harbour National Landscape (formerly) AONB & Ecology

7.6 The site is in the Chichester Harbour National Landscape (formerly AONB) which was designated as an AONB in 1964. The primary purpose of the designation is to conserve and enhance the natural beauty of Chichester Harbour.

7.7 The Chichester Harbour Conservancy (CHC) has raised no objection to the proposal. Similarly, the Council’s Ecologist and Natural England have also raised no objection to

the proposals on the basis that they would not have a significant adverse impact on statutory protected nature conservation sites or landscapes.

- 7.8 The impact of the proposals on Chichester Harbour AONB and its ecology are deemed acceptable and is therefore considered to meet the requirements of Policies CS11, CS12, DM8 and DM9 of the HBLP (Core strategy).

(iv) Impact upon residential amenity

- 7.9 The site is surrounded to the north and east by Marine Walk which is a Public Right of Way (PROW), and the nearest residential properties are more than 88m away to the south-west. It is considered that the proposed development would not impact the nearby PROW, and nor would it be overbearing and/or lead to any overlooking, loss of light, overlooking and/or loss of privacy to walkers and surrounding buildings. As such, it is considered that the proposed development would have a limited and acceptable impact on the PROW and neighbouring buildings and, therefore, it would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy). Notwithstanding the above, it is noted that no letters of objection have been received in relation to the proposed development.

(v) Flooding Matters

- 7.10 The site is in Flood Zones 2 and 3, and the latest climate change modelling has predicted that the site will remain in a future flood zone. Despite the above, the proposed development is modest in scale and consists of minor fenestration revisions to the existing building as well as new access steps and accessibility platform. The application has been supported by a Flood Risk Assessment undertaken by the applicant.
- 7.11 The use of the building is and will remain as a meeting place and leisure facility for the members of the sailing club and is therefore within the less vulnerable category in the event of a flood. Furthermore, due to the nature of the proposals and that the accessway is effectively elevated above ground level the proposed development would not put occupiers or employees of the emergency services at any additional risk in the event of a flood. The additional footprint created by the new accessway is small in scale and would not impact the flow of any flood water or lead to any significant water displacement. As such, the proposed development would not be contrary to Policies CS15 and DM9 in the Havant Borough Local Plan (Core Strategy) 2011.

(vi) Biodiversity Net Gain (BNG)

- 7.12 It is noted that this application meets the De Minimus exemption requirements relating to Biodiversity Net Gain.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have an acceptable impact on the appearance of the existing building and would also have a limited and acceptable impact on the neighbours. The proposals are considered acceptable in the context of development within the flood plain. In addition, a detailed assessment of the proposed impacts on protected sites and the National Landscape has been carried out and the details are deemed to be acceptable. It is therefore considered to be appropriate to recommend approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00222 subject to the following conditions.

1. The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
Draw.No. OB-200-02 Rev F Proposed Ground Floor Layout received by the Local Planning Authority 12th August 2025
Draw.No. OB-200-20 Rev B Existing & Proposed Elevations received by the Local Planning Authority 12th August 2025

Reason: To ensure provision of a satisfactory development.

3. The materials to be used for the external surfaces of the new areas of brickwork and window framing shall match the existing building so far as reasonably practicable.

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 and the National Planning Policy Framework.