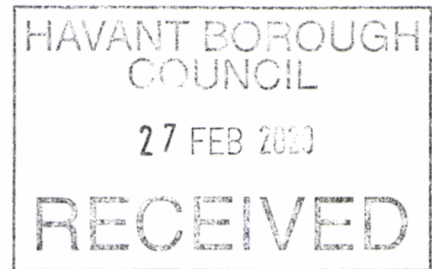


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Reed, Laurence

From: Laurence Ian Reed <inutbourne@aol.com>
Sent: 18 December 2019 18:01
To: Reed, Laurence
Subject: Fwd: APP/19/01005



-----Original Message-----

From: Donophy, Selina <Selina.Donophy@Havant.gov.uk>
To: 'inutbourne@aol.com' <inutbourne@aol.com>
Sent: Wed, Dec 18, 2019 02:31 PM
Subject: APP/19/01005

Dear Mr Reed,

I have your application in for Rileys Convenience Store , 22 Rails Lane 9APP/19/01005.

After reviewing the proposal for a storm porch/ canopy to the Western elevation of Riley's Convenience Store , my recommendation for this application is unfortunately going to be a refusal. It has been deemed that this proposal is contradictory to policies DM21 and CS16 , both of which relate to design of shop frontage and quality design. Policy DM21 'Shopfronts, signs, security shutters and advertisements' (HBLP Allocations) states that "Planning permission should be granted for shopfronts , signs, security shutters and advertisements where : 1. They are appropriate in size, scale and design to the character of buildings and their surroundings ""They will not result in a cluttered appearance either on individual buildings or on the street scene as a whole " Policy CS16 "High quality Design" (HBC Local Plan) "Uses the characteristics of the locality to help inform the design of the new development including heights, massing , existing buildings lines , plot widths and depths , materials and proportions of windows and doors " The materials are not considered appropriate for this area. The polycarbonate roof would have a harmful impact on the street scene . The quantity of glass to the porch area is not considered appropriate , with the glass infill panels stretching the entire shop front . This proportion of glass would be out of keeping with the more traditional style of shop The scale is too large, it would stretch almost the entire length of the shop front The general design does not take into account the rhythm of the street. The projection of the storm porch would appear dominating on the street scene and would appear fairly visible a long way down the road. The surrounding shops do not have canopies which project out like this proposal would - as there is a terrace of shops it is encouraged that there is as much uniformity between the shop frontage as is possible.

It is deemed that the poor design of one shop front could erode the quality of the entire shopping area, which is important for smaller centres such as this.

There is some regeneration proposed to this area 'Phase 2 Eastoke Corner Regeneration Area' (HBC Local Plan 2036) . There are concerns that this proposal would conflict with the interests of regeneration in this area.

For the above reasons I would be recommending a refusal for this one. Please could let me know whether you wish to follow this through to the expiry date (like I say this is likely to be refused) or to withdraw the application.

If you have any further queries please get in touch, Kind regards, Selina Donophy Planning Officer Planning Services
Havant Borough Council Public Service Plaza, Civic Centre Road, Havant PO9 2AX

e-mail: Selina.donophy@havant.gov.uk

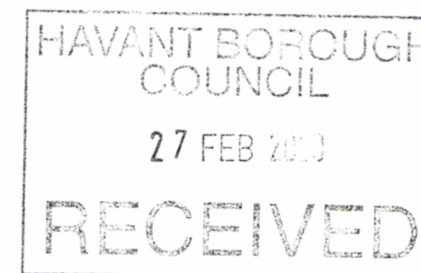
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APP/19/01005 | Proposed storm porch to west elevation. | Rileys Convenience Store, 22 Rails Lane, Hayling Island, PO11 9LL

Application Type	Full Planning Permission
Expected Decision Level	Delegated
Case Officer	Selina Donophy
Parish	-
Ward	Hayling East
Applicant Name	Mr G Vijaendranh
Agent Name	Mr I Reed
Agent Company Name	Architectural Planning Ltd
Agent Address	1a Nutbourne Road, Hayling Island, PO11 9RT
Agent Phone Number	02392 463994
Environmental Assessment Requested	No

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APP/19/01005 | Proposed storm porch to west elevation. | Rileys Convenience Store, 22 Rails Lane, Hayling Island, PO11 9LL

Application Received Date	Tue 08 Oct 2019
Application Validated Date	Mon 11 Nov 2019
Expiry Date	Mon 06 Jan 2020
Actual Committee Date	-
Latest Neighbour Consultation Date	Thu 14 Nov 2019
Neighbour Consultation Expiry Date	Fri 06 Dec 2019
Standard Consultation Date	-
Standard Consultation Expiry Date	Fri 06 Dec 2019
Last Advertised In Press Date	-
Latest Advertisement Expiry Date	Fri 06 Dec 2019
Last Site Notice Posted Date	-
Latest Site Notice Expiry Date	Fri 06 Dec 2019
Statutory Expiry Date	Mon 06 Jan 2020
Agreed Expiry Date	-
Decision Made Date	-
Permission Expiry Date	-
Decision Printed Date	-

Environmental Impact Assessment Received	-
Determination Deadline	-
Temporary Permission Expiry Date	-

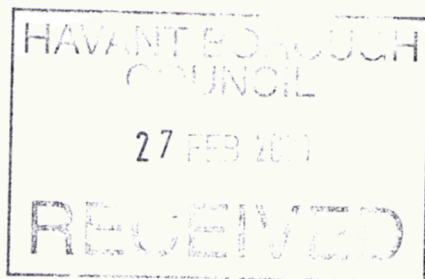
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Havant Borough Council
Civic Offices
Civic Centre Road
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PO9 2AX



Hampshire
County Council

*Economy, Transport and Environment Department
Elizabeth II Court West, The Castle
Winchester, Hampshire SO23 8UD*

Tel: 0300 555 1375 (General Enquiries)
0300 555 1388 (Roads and Transport)
0300 555 1389 (Recycling Waste & Planning)
Textphone 0300 555 1390
Fax 01962 847055

www.hants.gov.uk

Enquires To Ray Alborough

Direct Line 01962 847 316

Date 18 November 2019

My reference 026833

Your reference APP/19/01005

Email havantdc@hants.gov.uk

Dear Miss. Donophy,

Rileys Convenience Store, 22 Rails Lane, Hayling Island, PO11 9LL

Proposed storm porch to west elevation

I refer to your consultation in respect of the above planning application.

The proposed construction appears to abut the highway and I note the Section drawing advises to make good the tarmac footpath.

I confirm the Highway Authority have no objection subject to :-

Note to Applicant

Before undertaking any work which affects a public highway (including a public right of way) you must obtain specific written approval from the Director of Economy, Transport and Environment at Hampshire County Council and enter into or secure any necessary legal agreements or consents to enable the works on a public highway to proceed. It is an offence to carry out unauthorised works on a public highway. This requirement

*Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI*

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Hampshire
County Council

applies to works involving excavation within a footway, verge or carriageway. For further information, please contact highways.development.control@hants.gov.uk

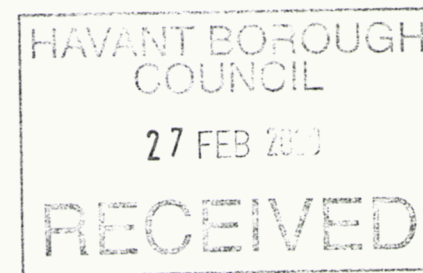
Yours sincerely,

Ray Alborough

Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI

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APP/19/01005 | Proposed storm porch to west elevation. | Rileys Convenience Store, 22 Rails Lane, Hayling Island, PO11 9LL

Agent

Mr I Reed

Address	1a Nutbourne Road, Hayling Island, PO11 9RT
Personal Email	inutbourne@aol.com
Personal Mobile	07795 633100
Personal Phone	02392 463994

Ward Councillors

Cllr Ms L Turner

Address	15 Nicholas Court, Green Lane, Hayling Island, Hants, PO11 0BQ
---------	--

Cllr M Wilson

Address	63 Station Road, Hayling Island, Hants, PO11 0EB
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Cllr R Raines

Address	16 Selsmore Avenue, Hayling Island, PO11 9PB
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