

Supplementary Planning Information

HAVANT BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE
18 May 2017

The following supplementary planning information was unavailable when the agenda for the Development Management Committee held on 18 May 2017 was Published

Agenda No Item

5 Site Viewing Working Party Minutes (Pages 1 - 2)

10(1) APP/17/00278 - 234 Sea Front, Hayling Island, PO11 0AU
(Pages 3 - 4)

Proposal: Change of Use from A1 retail to C3 residential with alterations and additions including rear extension and new mansard roof to form five self-contained flats; with associated car parking with access from Green Lane.

Additional Documents:

<https://tinyurl.com/lswqahp>

10(2) APP/17/00233 - 32 Wallis Road, Waterlooville, PO7 7RX
(Pages 5 - 6)

Proposal: Two storey and single storey rear extension; new porch; changes to fenestration and re-modelling to include cladding to all elevations.

Additional Documents:

<https://tinyurl.com/letjvev>

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HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 11 May 2017

Present

Councillor Perry (Chairman)

Councillors Buckley, Keast, Patrick, Satchwell, Guest (Standing Deputy),
Bowerman (Standing Deputy), Hughes and Lloyd (Standing Deputy)

1 Apologies

Apologies for absence were received from Cllr Buckley.

2 Minutes

RESOLVED that the Minutes of the last meeting held on 20 April 2017 were approved as a correct record.

3 Declarations of Interests

There were no declarations of interest relating to matters on the agenda.

4 234 Sea Front, Hayling Island, PO11 0AU

Proposal: Change of Use from A1 retail to C3 residential with alterations and additions including rear extension and new mansard roof to form five self-contained flats; with associated car parking with access from Green Lane.

The site was viewed by the Site Viewing Working Party given a request by the Head of Planning Services that the application be determined by the Development Management Committee.

The Working Party received a written report from the Head of Planning Services which identified the following key considerations:

- (i) Principle of Development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity including future occupants
- (iv) Highways and parking
- (v) Developer contributions/Ecology

The Working Party viewed the site, the subject of the application from the street scenes on Sea Front and Green Lane including viewing the relationship between 2 Green Lane and the site and from the rear courtyard of the site.

It was RESOLVED that based on the information available at the time no more additional information be provided to the Development Management Committee.

Proposal: Two storey and single storey rear extension; new porch; changes to fenestration and re-modelling to include cladding to all elevations.

The site was viewed by the Site Viewing working party given a request by Cllr Buckley that the application be determined by the Development Management Committee.

The Working Party received a written report from the Head of Planning Services which identified the following key considerations:

- (i) Principle of Development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect of neighbouring properties.

The Working Party viewed the site, the subject of the application, to assess whether there were additional matters that should be considered by the Development Management Committee. The site was viewed from the East, West, North and South elevations. It was also viewed from the interior and from the interior and exterior of a neighbouring property at 1 Treeside.

RESOLVED that based on the information available at the time, no other information be made available to the Development Management Committee.

The meeting commenced at 1.00 pm and concluded at 2.35 pm

ADDENDUM

DEVELOPMENT MANAGEMENT COMMITTEE
DATE 18th May 2017

Item 10(1)

Site Address: 234 Sea Front Hayling Island

Updated 17th May 2017.

(7). Planning Considerations

(iii) Impact upon residential amenity including future residents

Paragraph 7.15

Information received:

The agent has confirmed that the boundary walls will be retained and are 2.9m high.

Comment:

These currently form the walls of the outbuilding to be demolished. It is recommended that condition 7 is retained in order that further details of boundary treatments are secured at the condition clearance stage in the interests of the amenities of adjoining residents.

(iv) Highways and parking

Paragraph 7.21

The agent has confirmed that two posts would need to be removed in the entranceway but that the dropped kerb itself is considered to be wide enough.

Comment:

The Development Engineer has raised no objection to the proposal

(v) Developer Contributions/Ecology

Paragraph 7.23

The CIL contribution has at this stage been calculated to be £41,986.61 based on the agents submitted CIL form. This may change with further assessment of the buildings past use and elements of demolition.

Paragraph 7.25

At the time of this update the Solent Recreation Mitigation Project contribution has yet to be satisfactorily secured, therefore the recommendation is amended as set out below:

RECOMMENDATION

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00278 subject to the satisfactory completion of the Solent Recreation Mitigation Project Deed and Payment and the following conditions:

(Conditions set out in Officers Report)

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ADDENDUM

DEVELOPMENT MANAGEMENT COMMITTEE
DATE 18th MAY 2017

Item 10 (2)

Site Address: 32 Wallis Road, Waterlooville, PO7 7RX

Information received: Further communication from occupiers of 30 Wallis Road

Summary: Noting that the Summary of Objections at para 6.2 of the Committee Report does not reflect all the comments made regarding the new windows on the south elevation.

In particular the request that the third window be top hung like the other two and that all three windows should have restrictors fitted to limit the amount they can be opened.

Comment: The proposed Condition 3 on the Recommendation stipulates that the 3 windows concerned be obscure glazed; but this condition does not currently require them to be top hung only or have restrictors fitted.

Due to the separation distances Officers don't consider this additional restriction necessary, but when debating this item Members must decide whether they consider this additional restriction to be a reasonable request, and if so the wording of Condition 3 would need amending.

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