

# Supplementary Planning Information

HAVANT BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE  
17 August 2017

The following supplementary planning information was unavailable when the agenda for the Development Management Committee held on 17 August 2017 was published

## **Agenda No    Item**

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

9(1)    APP/17/00025 - 139 Elm Grove, Hayling Island, PO11 9ED (Pages 3 - 6)

Proposal: Changes to approved Planning Permission APP/15/01436 comprising of reduction in window size and relocation of entrance door on front elevation, addition of conservatory, smoking shelter to rear elevation and erection of fence and gates to rear boundary. (Part retrospective application)

Associated Documents:  
<https://tinyurl.com/y9rbqm9n>

9(2)    APP/17/00654 - Osier Dell, Manor Road, Hayling Island, PO11 0QW  
(Pages 7 - 8)

Proposal: Renovation and conversion of stable building, replacement of 1970's lean-to and reconstruction of derelict East end to create 1No. 3 bedroom 2 storey dwelling.

Associated documents:  
<https://tinyurl.com/y8kzgwyx>

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## **HAVANT BOROUGH COUNCIL**

At a meeting of the Site Viewing Working Party held on 10 August 2017

Present

Councillor Hughes (Chairman)

Councillors Buckley, Keast, Patrick, Satchwell and Perry

Officers:

### **16 Apologies**

Apologies for absence were received from Cllr Lloyd.

### **17 Minutes**

The Minutes of the last meeting of the Site Viewing Working Party held on the 20<sup>th</sup> July 2017 were received.

### **18 Declarations of Interests**

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

### **19 139 Elm Grove, Hayling Island, PO11 9ED**

Proposal: Changes to approved planning permission APP/15/01436 comprising of reduction in window size and relocation of entrance door on front elevation, addition of conservatory, smoking shelter to rear elevation and erection of fence and gates to rear boundary. (Part retrospective application.)

The site was viewed by the Site Viewing Working Party given a request by Cllr Michael Wilson that the application be determined by the Development Management Committee..

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

- (i) Principle of development
- (ii) Impact upon residential amenity
- (iii) Impact upon the streetscene

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 also viewed from the Western frontage, Eastern frontage and the outlook of 145a Elm Grove

It was RESOLVED that based on the information available, the following information be provided to the Development Management Committee:

1. The planning history of the application site, specifically the planning consent that was previously granted
2. The planning consent for the adjacent property, 145 Elm Grove, specifically the siting of top hung windows on the boundary to 139 Elm Grove.

## **20 Osier Dell, Manor Road, Hayling Island, PO11 0QW**

Proposal: Renovation and conversion of stable building, replacement of 1970's lean-to, and re-construction of derelict East end to create 1No. 3 bedroom 2 storey dwelling.

The site was viewed by the Site Viewing Working Party given a request from 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 on the character and setting of the Listed Building
- (iii) Impact upon the character and appearance of the area
- (iv) Impact upon residential amenity
- (v) Highway considerations
- (vi) Impact on Ecology
- (vii) Drainage
- (viii) Developer Contributions

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.

It was RESOLVED that, based on the information available, the following be provided to the Development Management Committee:

1. The material proposed for the roof of the extension.

**The meeting commenced at 1.00 pm and concluded at 2.30 pm**

ADDENDUM

DEVELOPMENT MANAGEMENT COMMITTEE

17 August 2017

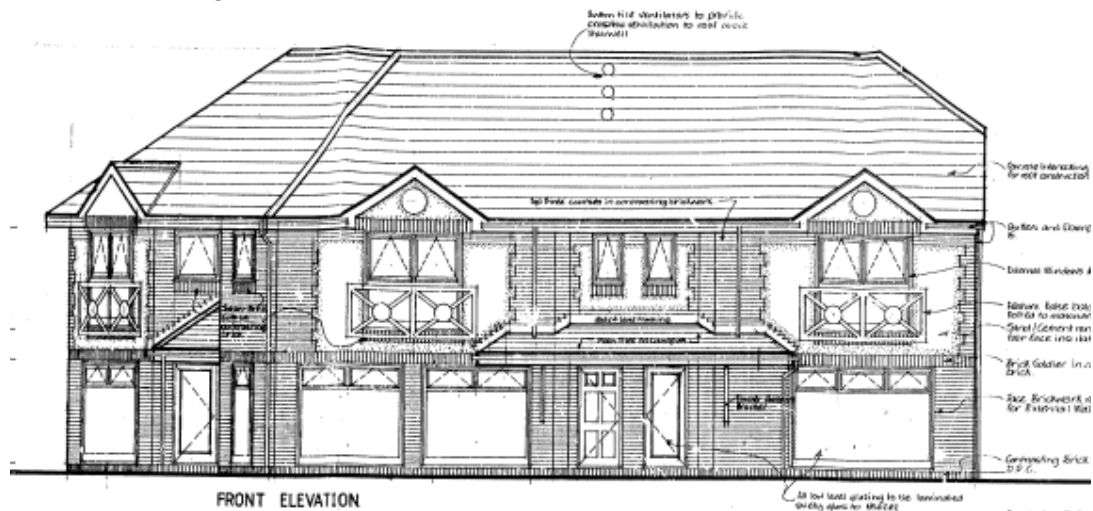
Item 9(1)

Site Address: 139 Elm Grove, Hayling Island, PO11 9ED

(A) Matters raised by Site Viewing Working Party

1 Approved plans for 141-143 Elm Grove

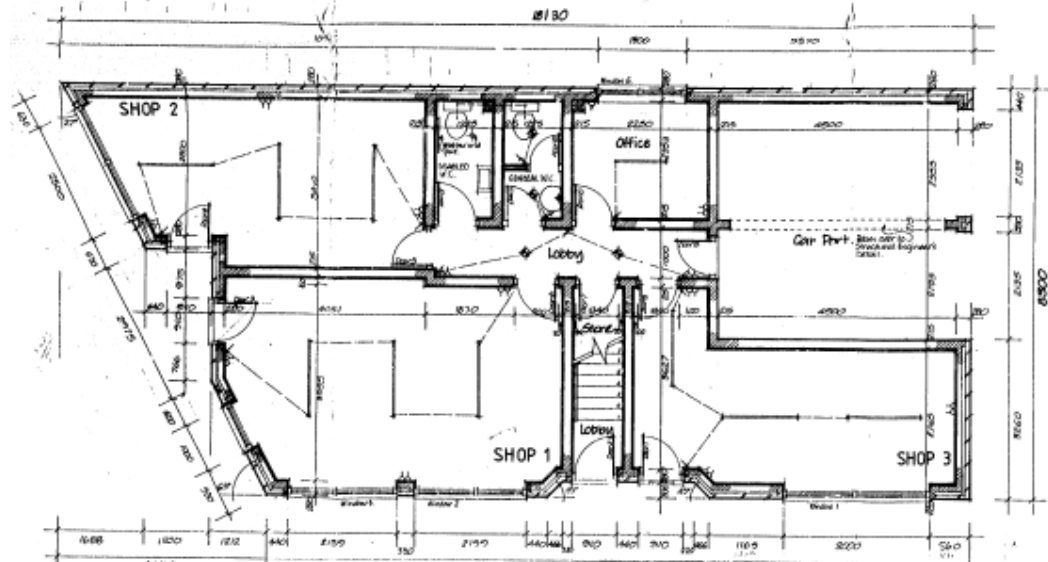
Elevations and ground floor



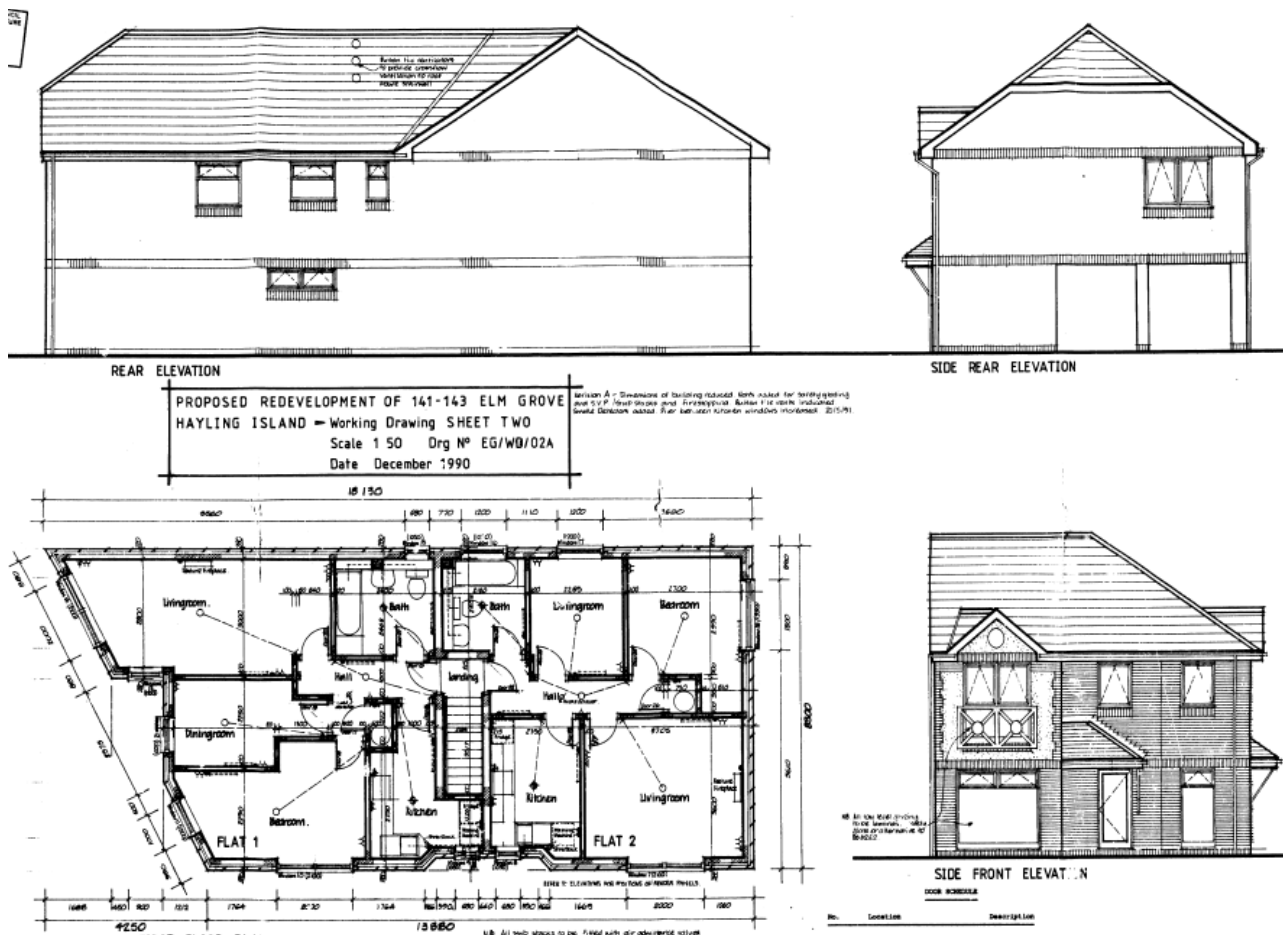
FRONT ELEVATION

PROPOSED REDEVELOPMENT OF 141-143 ELM GROVE  
HAYLING ISLAND - Working Drawing SHEET ONE  
Scale 1/50 Drg No EG/WD/01A  
Date December 1990

Section A - Details of provision under. Best observation considered. Safety grating not under. Existing standards reduced. 30/1/90.



Elevations and first floor.



2 Details of any planning permission for a rear extension to the application site

None on planning history.

**(B) Corrections/updates**

**Executive Summary**

In respect to the windows in the adjacent flat building to the north, in addition to the bathroom windows there is also a first floor bedroom window facing the application site.

**Planning Considerations**

(ii) Impact upon residential amenity

Paragraph 7.5 is amended as follows (in bold italics):-

In response to the objections received, negotiations have been undertaken between the officers and the applicant, and the plans have been amended to provide for noise insulation to the roof of the single storey extension and plaster board to its internal brick work to provide some noise absorption. The Environmental Health officer has

been extensively involved in negotiations and, as now submitted, is satisfied that the proposed measures will assist in reducing the impact to an acceptable level. With respect to the smoking shelter consideration has been given to redesigning this - but owing to site restrictions, technical requirements for smoking shelters, together with the fact that the rear entrance enables access for disabled customers, it has not been possible to relocate this away from the windows with the neighbouring property. It does however, have a solid roof and is not sited directly under the windows in question. Clearly the use of the shelter is resulting in perceived nuisance and loss of amenity, however ***the principally affected windows of the adjoining building serve a bedroom and bathrooms. The bathrooms are not classified as habitable rooms. In respect to the bedroom window this serves a habitable room, however, the impact over and above the existing situation where the external area can be used for smoking would be limited and it is considered that any loss of amenity would not support refusing the application.*** With respect to the single storey extension, providing the structure is insulated as now proposed, it is considered that this would provide sufficient mitigation to reasonably address any impact arising from its use.

## RECOMMENDATION

**Condition 3** is amended to include explicit reference to the acoustic plasterboard and roof insulation, with a proposed period of 3 months for completion of such works as follows:-

3. The noise insulation measures set out on plan A103 received 8 June 2017 and detailed in the Agents email of the 6 June 2017 in respect to acoustic roof insulation and acoustic plasterboard shall be completed in accordance with the approved details within 3 months of the date of this permission. The development hereby permitted shall not be occupied/ used by the public until such works have been fully implemented and shall thereafter be retained unless otherwise agreed in writing by the local planning authority.

**Reason:** To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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## **ADDENDUM**

DEVELOPMENT MANAGEMENT COMMITTEE

DATE: 17<sup>th</sup> August 2017

### **Item 9(2) and 9(3)**

Site Address: Osier Dell, Manor Road, Hayling Island, PO11 0QW

Updated 16<sup>th</sup> August 2017.

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At the Site Viewing Working Party, a question was raised asking for clarification of proposed roof materials for the roof of the replacement lean-to extension. The proposed materials for the roofing is a metal standing seam covering, which is a modern equivalent to the yards corrugated sheeted roofing. This form of material is considered acceptable by the Conservation Officer, subject to samples and details being submitted to and approved by the Local Planning Authority.

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