

ADDENDUM

DEVELOPMENT MANAGEMENT COMMITTEE

17 August 2017

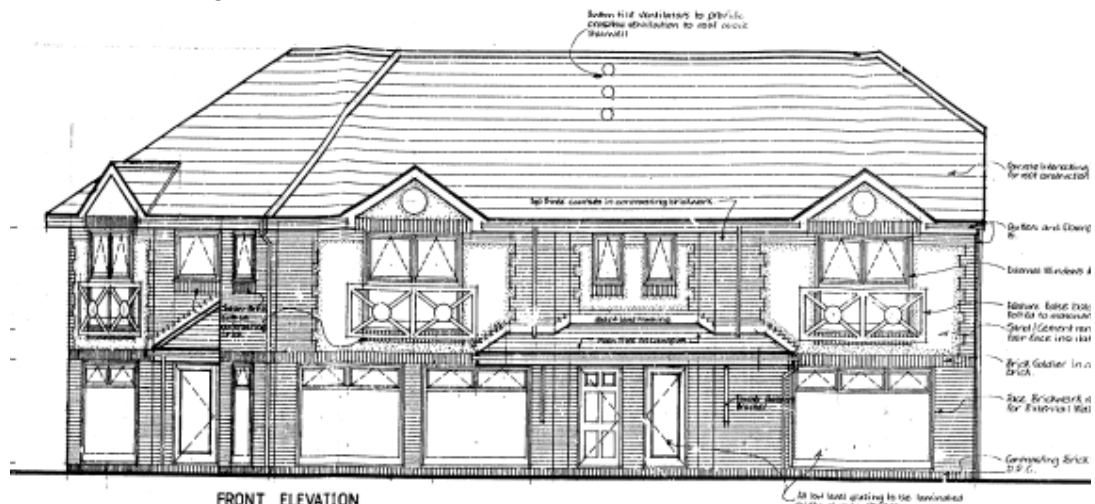
Item 9(1)

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

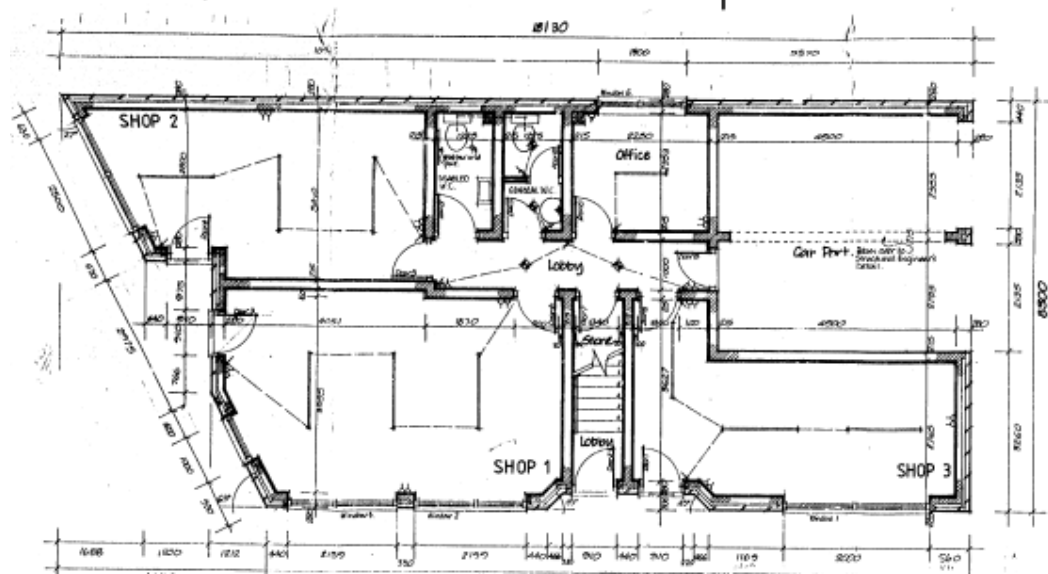


FRONT ELEVATION

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 dimensions reduced. 30/11/90.

Structural Design Engineers Detail





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.