

Site Address:	186 Sea Front, Hayling Island, PO11 9HT		
Proposal:	Removal of existing extension roof at south elevation, to be replaced with a first-floor balcony enclosed by a glazed balustrade. Addition of a new window at west elevation.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00470	Expiry Date:	13/08/2024
Applicant:	Camm		
Agent:	Keith Russell	Case Officer:	Denise Sheath
	D84 Architects Ltd		
Ward:	Hayling West		
Recommendation:	GRANT PERMISSION		

186 Sea Front, Hayling Island is a two storey detached dwelling constructed with red/brown brick with a hung tiled roof. The property is located on a corner plot of Sea Front and Alexandra Avenue. The southern and partial south western garden area is laid to lawn with the northern and north western frontage hard surfaced with small areas of lawn. The front entrance is located along the western elevation of the property facing onto Alexandra Avenue. A detached garage is located adjacent the northern boundary. The boundary treatment to the south facing the sea front location consists of a brick wall with railings; a brick wall is located to the western and northern boundaries; with a close boarded wooden fencing along the western boundary.

APP/21/00045 - Demolition of existing house and erection of 9No. unit apartment development. WD - 10/09/2021
APP/22/00161 - Demolition of existing house and replacement with 7 unit apartment development [Use Class C3]. PERM - 08/06/2023

Removal of existing extension roof at south elevation, to be replaced with a first-floor balcony enclosed by a glazed balustrade. Addition of a new window at west elevation.

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

CS16	(High Quality Design)
DM9	(Development in the Coastal Zone)

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 Jonathan Hulls
No comments received.

Councillor Paul Gray
No comments received.

Councillor Wilf Forrow
No comments received.

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: 46

Number of site notices: Not applicable.

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) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

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

7.3 The proposal seeks to replace the hipped design roof to the existing ground floor extension to the southern elevation. The proposed new roof will be a flat parapet design to include a balcony terrace area at first floor level.

- 7.4 The balcony terrace area would have a depth of approximately 2m a width of approximately 7.1m. The front, eastern and western elevations of the balcony will have clear glazed screening with 0.3m visible from the top of the parapet roof. The balcony is of a high quality design and would be fitting for its seafront location and is not considered to overpower the visual amenities of the area. The existing windows at first floor level within the southern elevation of the dwellinghouse are to be replaced with two pairs of French doors to allow access onto the balcony area.
- 7.4 It is noted that balconies are a characteristic feature of dwellinghouses and flats within the sea front facing elevations within the locality; to take best advantage of the views out to sea. It is considered that this scheme would result in a high quality coastal design that would accord with this seafront location.
- 7.5 A window is proposed within the first floor western elevation, this window would be obscurely glazed and non-opening below 1.7m from the first floor level. It is not considered the installation of a new window within the western elevation would have a harmful impact upon the character of the dwellinghouse.
- 7.6 Cladding is proposed to the first floor southern elevation as well as the first floor south eastern and south western elevations. The Cladding proposed is 'Evening Blue James Hardie Plank Cladding'. The introduction of cladding to the property is not considered to have a harmful impact upon the visual character of the area due to the varying pallets of styles and materials used on the exteriors of other properties along Sea Front.
- 7.7 The design and appearance of the proposal is deemed appropriate in context to the main 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) Effect on neighbouring properties

- 7.8 By virtue of its location, the proposed balcony would not be visible to the neighbouring properties to the north of the site. The foreshore is located to the south. Therefore, consideration has only been taken into how the proposals would impact the occupiers of the properties to the east and west.
- 7.9 A block of flats (No.s 15-19 at 188-190 Sea Front) are located to the west. The proposed balcony terraced area would look only on to the front car park area allocated to the adjacent flats which is visible from the public domain. It is therefore considered any impact upon these neighbouring properties would be minimal and acceptable.
- 7.10 A new window is proposed at first floor level within the western elevation, the proposed window would be obscurely glazed and non-opening under 1.7m from the first floor level. It is therefore considered any impact upon Flats No.s 15-19 at 188-190 Sea Front from the installation of a new window within the western facing elevation would be minimal and acceptable.
- 7.11 The proposed balcony terraced area would have a distance of approximately 23.5m to the west side facing elevation of the neighbouring property to the east (No.182 Sea Front). It is not considered that the proposal would have a harmful impact with regard to overlooking or loss of privacy due to the distance between the two properties which includes the highway of Alexandra Avenue.

- 7.12 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

- 7.10 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00470 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:

Location Plan - Received 18 June 2024

Proposed Block Plan - Drawing No. D8424_21/01 P1 - Received 18 June 2024

Proposed Floor Plans - Drawing No. D8424_21/10 P3 - Received 18 June 2024

Proposed Elevations - Drawing No. D8424_21/11 P4 - Received 18 June 2024

Proposed Cladding Details - Received 25 February 2025

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as 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) 2011 and the National Planning Policy Framework.

4 The proposed window at or above 1st floor level within the western elevation of the building shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.