
Site Address: 218A Southwood Road, Hayling Island, PO11 9QQ
Proposal: Proposed replacement of rear bedroom windows with glazed screen leading onto new rear balcony.
Application Type: Full Planning Permission
Application No: APP/23/00513 Expiry Date: 04/09/2023
Applicant: Mrs Jenkins
Agent: Mr R Lilley Case Officer: Ikrame Essalih
 Lilley Architecture
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 218A Southwood Road, Hayling Island is a flat located within a two-storey multi linked building positioned between two similar apartment buildings. The group of buildings is located on the south side of Southwood Road, accessible through a private road leading to a parking area, with underpasses for boat storage between the flats, balconies and raised platforms for the ground floor level flats and a promenade on the rear side and facing onto the Solent.
- 1.2 The main building is constructed in red multi bricks with elements of sandstone and dark grey tile hanging at the front elevation, and red tile hanging with elements of steel and deep grey coloured timber cladding on the rear elevation facing the Solent. The main roof is mono pitched with grey green slate tiles.
- 1.3 The surrounding area is characterised by a mix of use including retail and leisure though predominantly residential. The area is of low to medium density with a mixture of detached and semi-detached two-storey dwellings, bungalows, chalet bungalows and apartment blocks of similar age and other varying in design, style and heights.

2 Planning History

93/58271/000 - To build a conservatory on a balcony, PERM,15/06/1993
GEN/19/00058 - FOI request - planning status of existing timber decking, UNK,
GEN/19/00339 - Retention of decking, UNK,17/04/2019 13:29:07
GEN/23/00353 - Freestanding balcony, ,04/05/2023 09:59:43

3 Proposal

The proposal consists of constructing a new rear balcony and replacing the existing south side bedroom uPVC windows and powder coated aluminium glazed doors.

4 Policy Considerations

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

Havant Borough Local Plan (Core Strategy) March 2011

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
DM9 (Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No comments received.

Councillor Mark Coates

No comments received.

Councillor R Raines - Hayling East

No comments received.

Environment Agency

No comments received.

Property Services Manager

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: 16

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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) Flood risk

(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 proposed development involves the construction of a first-floor balcony on the rear elevation of the building facing south. The balcony would have a width of 4.7 metre and would be protruding by 1.6 metres from the recessed wall of the bedroom fronting the sea making it at same level as the rear building line of the first floor. The existing uPVC bedroom windows would be replaced with a glass double door opening outwards with sidelights and windows with powder coated aluminium finish. The balustrade would be of frameless glass with a galvanized steel edge beam clad with grey fibre cement matching the existing one. The proposed materials are considered to be appropriate and in keeping with the design of the main building and the character of the area.

7.4 As the rear of the building is facing the sea and being located at a coastal area, it is common to have balconies located at the rear elevation of dwellings. The proposed balcony would be visible from the public realm, in this case the promenade at the rear of buildings. Therefore, the size, scale and design of the proposed development would be read against the context of neighbouring properties. Also, it is noted that similar works have taken place in a neighbouring flat No.224A, within the same group of buildings. As such it is considered that the development would not have an adverse impact on the character and appearance of the building or the area, or the overall visual amenity of the locality.

7.5 Consequently, the design and appearance of the proposal is deemed appropriate in context to the main building and the surrounding area and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.6 By dint of to the position of the balcony being confined between the existing walls of flats 218A and 220A, which would be providing screens, and heeding that there is no side windows facing the proposed balcony, it is deemed that the design of the proposed structure is appropriate and would not result in an overbearing aspect or a harmful impact of overlooking, loss of privacy or overshadowing on the adjacent properties.
- 7.7 At ground floor level, the raised platforms/ decks belonging to flat 220 and 218 would be visible when stepping out onto the balcony. However, it is important to note that due to the coastal location, facing the sea, it is common to have rear areas and gardens of residential dwellings open to the public realm. Therefore, the overlooking impact on neighbouring properties would be considered from a different perspective and taking into account the location and character of the area. As the proposed balcony would not be overlooking onto an interior private space, the impact on the immediate neighbouring properties at ground floor level is considered limited and reasonable.
- 7.8 The proposal would not be visible from the properties located at the north side of the application site. Therefore, it is considered that no impact from the scheme would be received by those residential amenities.
- 7.9 Considering all of the above, the proposal would not appear overbearing or lead to loss of privacy or overlooking and would have limited and acceptable impact on the immediately adjacent properties and the properties opposite, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Flood risk

- 7.10 The application site is located withing Flood Zone 2 and 3. The proposal includes an addition to the first-floor area only to provide a balcony, therefore it is considered that the proposed works are modest in scale and would not result in additional risk in the event of a flood. The applicant has submitted a flood risk assessment to confirm that appropriate mitigation measures have been considered. The form will be part of the approved documents. Therefore, the proposal meets the requirements of Policy CS15 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The proposed development is allowable in principle. The scale, siting and design of the proposal would have limited and acceptable impact on the neighbouring amenities and the character of the area and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00513, 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:

548 PL01 Location and Block Plan
548 PL02 Existing Ground Floor Plan
548 PL03 Proposed Ground Floor Plan
548 PL04 Existing First Floor Plan
548 PL05 Proposed First Floor Plan
548 PL06 Existing Roof Plan
548 PL07 Proposed Roof Plan
548 PL08 Existing Rear Elevation
548 PL09 Proposed Rear Elevation
548 PL10 Existing Section
548 PL11 Proposed Section
Flood Risk Assessment Form (Uploaded on 10/07/2023)

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.