
Site Address: Flat 8, Royal Apartments, 31 Sea Front, Hayling Island,
PO11 0AD
Proposal: Replacement of existing window with french doors and replacement of
existing door with window on ground floor of the south elevation.
Application No: APP/21/00307 Expiry Date: 01/06/2021
Applicant: Mr & Mrs Walliker
Agent: Mr I Murray Case Officer: Graham Speller
Ward: Hayling West
Site Visit Date: 19/04/2021

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is occupied by the Royal Apartments and comprise a Grade II listed building, formerly a hotel, but is now divided into flats. To the south of the building is a low boundary wall which encloses the private small amenity spaces of the ground floor apartments.

2 Planning History

APP/11/01519 - Replacement of existing window with french doors and replacement of existing door with window on ground floor of the south elevation., PERM,14/12/2011
APP/11/01558 - Listed Building Consent for replacement of existing window with french doors and replacement of existing door with window on ground floor of the south elevation., PERM,14/12/2011
APP/11/01755 - Listed Building Consent for installation of window at first floor to north elevation., PERM,06/01/2012
APP/16/00226 - Listed Building Consent for new terrace with boundary walls and alterations to access ramp., PERM,21/04/2016
APP/21/00331 - Listed Building Consent for replacement of existing window with french doors and replacement of existing door with window on ground floor of the south elevation – under consideration

3 Proposal

Replacement of existing window with french doors and replacement of existing door with window on ground floor of the south elevation.

4 Policy Considerations

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

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of
Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Listed Building Grade: Grade II

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

Notes that the proposal is a resubmission of a permission and listed building consent.
No objection is raised.

Councillor Clare Satchwell - Hayling East

No comments received

Councillor I Scott Hayling West

No comments received

Councillor Joanne Thomas

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: 16/04/2021

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
- (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 architectural character of the building will not be significantly altered – an asymmetrical arrangement already exists with the current door opening and standard door.

7.4 The Councils Conservation Officer has no objection to these works. The proposal is therefore considered to conserve the character and setting of the listed building.

7.5 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 Policies CS11 & 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

7.6 The proposed development amounts to minor alterations which would not result in any adverse impact on the amenities of neighbouring properties.

7.7 Consequently, it is considered that the proposal will not have any unacceptable impact on other residential properties 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.

8 Conclusion

8.1 The design of the proposals would have no unacceptable impact on the neighbours/the visual impact in the locality or the setting of the listed building and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00307

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

BLOCK PLAN

PROPOSED FLOOR PLAN

PROPOSED NEW WINDOW

PROPOSED NEW FRENCH DOOR

PROPOSED SOUTH ELEVATION

Reason: - To ensure provision of a satisfactory development.