
Site Address:	15 The Strand, Hayling Island, PO11 9UB		
Proposal:	Replacement balcony.		
Application No:	APP/20/00608	Expiry Date:	15/09/2020
Applicant:	Ms Flavin		
Agent:	Mr Chan	Case Officer:	Bee Crawford
	PWP Architects		
Ward:	Hayling East		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey terraced dwelling situated in a cul-de-sac with a garage in a block of two at the rear. It has a grey tiled pitched and half barn hipped roof and elevations of red multibrick. The site is level and open to the front, the rear garden consists of a paved area, shingle and shrub beds, enclosed to all boundaries with 2 metre high fencing and the rear elevation of the associated garage.
- 1.2 Two storey terraced properties are to the west, the attached property to the east is at first floor level providing access to the rear garage court and the promenade and beach are to the rear. The area is of medium density with two storey detached, semi-detached and terraced properties situated on a small modern estate off Southwood Road.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of an extended replacement balcony.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

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

Havant Borough Pre Submission Local Plan 2036

E1*	(High quality design)
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Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

None.

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: 2

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) Flood issues

(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 application is for an extended replacement balcony to the rear elevation of the property. The existing balcony is constructed of brick walls and columns with a glass balustrade and the proposed replacement will be supported on steel posts with 1 metre high balustrading of glass and oak slats, with an increase in depth of 1 metre to approximately 2.3 metres, and the width of the balcony remaining the same at 2.7m.

7.4 It is noted developments of a similar design have been permitted on the neighbouring properties at numbers 17, 18 and 19 The Strand, continuing consistency in this part of the development.

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 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

7.6 Whilst there will be a modest increase in the depth of the balcony, it is to replace the existing and consequently a degree of overlooking already exists to the properties to the west of the site. The properties to the east also have the benefit of balconies, although these look out on to the garage blocks and parking area. Reduced privacy is therefore an accepted characteristic of the area and it is therefore considered any resulting

impact on the neighbouring properties to the east and west of the site would not be unacceptable

7.7 There are no properties to the rear of the site which faces the promenade and beach.

7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to additional overlooking 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) Flood issues

7.9 The site is within Flood Zones 2 and 3, however the proposed development is for an extended replacement balcony. It is therefore considered the development would not put the occupiers or employees of the emergency services at any additional risk in the event of a flood.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours 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/20/00608 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 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.

3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and block plan

Drg no. 1240 Existing and proposed floor plans

Drg no. 1410 Existing and proposed elevation plans

Drg no. 1420 Proposed side elevations plan

Drg no. 1510 Existing and proposed section plans

Drg no. 1610 Proposed visual plan

Reason: - To ensure provision of a satisfactory development.