
Site Address:	19 The Strand, Hayling Island, PO11 9UB		
Proposal:	Replacement balcony.		
Application No:	APP/19/01178	Expiry Date:	27/01/2020
Applicant:	Mr & Mrs Gravestock		
Agent:	Mr Spivey	Case Officer:	Sascha Haigh
	PWP Architects		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

19 The Strand is a two storey end of terrace residential dwelling, the front of the property faces into a cul-de-sac with terraced properties to the east and a public footpath to the west. The rear of the property faces onto the seafront. The property is constructed of multi-brick and grey roof tiles which matches the other properties in the terrace. The boundary to the rear of the property is a mixture of brick and wooden fence panelling.

2 Planning History

None relevant

3 Proposal

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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None Relevant

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: 5

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 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 replacement balcony would see a change in materials the balcony is constructed of, at present the balcony is a mix of glass and multi-brick and the proposed balcony would be constructed of galvanised steel and recycled plastic decking. The change in materials is deemed to be acceptable and in keeping with the character of the area. There are concurrent applications for the replacement of the balconies on the neighbouring properties at numbers 17 and 18 and therefore the design will be consistent across the terrace which will accentuate the appearance of the development. The proposal will see an increase in the depth of the balcony from 1.6m deep to 2.6m deep and the width of the balcony will remain the same at 6m. Due to the location of the development on the sea front it is not considered that this increase in depth of the balcony will be overbearing.

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

- 7.4 There will be an increase in the depth of the balcony but due to the location of the property it is considered that there will be no undue impact on the neighbouring properties. To the south, where the balcony faces there is a pebble beach and footpath and therefore there will be no undue impact on neighbour amenity. A public footpath separates the property from the neighbouring property to the west and the small mass of the balcony will mean there is no undue impact on the neighbours to the west.
- 7.5 Consequently, it is considered that the proposal will not appear overbearing or lead to 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 Risk

- 7.6 The site is located in flood zone 2 but due to the nature of the proposal it is not considered that there will be any additional risk of flooding as a result of the development. The development is a replacement balcony and therefore it is considered unlikely that there will be any additional impact on flood risk.

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/19/01178 for the following reasons/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:

Perspectives 1600
Front Elevation 1400
Side Elevations 1410
Sections 1500

Reason: - To ensure provision of a satisfactory development.