
Site Address:	224A Southwood Road, Hayling Island, PO11 9QQ		
Proposal:	Proposed balcony to south elevation.		
Application No:	APP/18/01084	Expiry Date:	01/01/2019
Applicant:	Mrs B Gray		
Agent:	Mr I Reed	Case Officer:	Denise Sheath
	Architectural Planning Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey multi linked end of terrace building, constructed with red-multi brick and gray slate tiles to the roof, with a link at between the flats with a under pass for boat storage, the link is rendered with gray wood. The flat benefits from a private road and parking area.

The properties along the promenade are of varying designs and styles with balconies and raised platforms.

2 Planning History

None

3 Proposal

Proposed balcony to south elevation.

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

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

5 Statutory and Non Statutory Consultations

None required

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: 3

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) Flooding 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 Due to the seafront location, balconies are a characteristic feature to the rear of the dwellings within the locality. It is considered that this scheme would result in a high quality coastal design that would accord with this seafront location.

7.4 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

7.5 When considering the possible impact that the balcony would have on the occupiers of neighbouring properties, it is important to note that, being located along the seafront, balconies are typically found on many properties within close proximity to the application site. It is also important to acknowledge that it would be difficult to substantiate overlooking as a reason for refusal when the gardens to the rear of the dwellings are so open to the public realm.

7.6 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) Flooding Issues

- 7.7 The application site is located within Flood Zone 2 and 3 as shown on the Environment Agency's flood maps for rivers and seas and therefore the property has a risk of flooding.
- 7.8 The Environment Agency provides a standard form to be completed by householders within Flood Zones 2 and 3 or details of flood protection measures. The applicant has confirmed that the floor levels within the proposed development will be set no lower than existing levels, and this is shown on the submitted plans. Therefore it is not considered that the alterations to this dwelling will create any further 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/18/01084 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:

Application Form - Received 22 October 2018
Flood Risk Form - Received 22 October 2018
PSD Balcony Drawing No. SK/10/9018/04 - Received 22 October 2018
Location and Block Plan- Drawing No. Y2018/01/05/01 - Received 22 October 2018
Proposed First Floor Plan - Drawing No. Y2018/01/05/05 - Received 22 October 2018
Existing Elevations - Drawing No. Y2018/01/05/06 - Received 06 November 2018
Existing and Proposed Elevations - Drawing No. Y2018/01/05/06 - Received 22 October 2018
Existing Ground Floor Plan - Drawing No. Y2018/01/05/02 - Received 22 October 2018
Existing First Floor Pan - Drawing No. Y2018/01/05/03 - Received 22 October

2018

Reason: - To ensure provision of a satisfactory development.