
Site Address: 93 Sea Front, Hayling Island, PO11 0AW
Proposal: Removal of sun room to rear; addition of rear balcony, front two storey extension and full external cladding.
Application No: APP/17/00473 Expiry Date: 29/06/2017
Applicant: Mr James
Agent: Mr I Murray Case Officer: Rachael McMurray
 Mr I Murray
Ward: Hayling West
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

93 Sea Front is located on the sea front on Hayling Island. It comprises a two-storey, detached dwelling constructed of brick and tile construction. The dwelling is set back from the highway and accessed via a driveway which ends at a detached garage located within the front garden. This area is enclosed by a high boundary wall and gates on the front elevation and a fence and semi-mature vegetation along the shared side boundaries. To the rear of the property is an enclosed garden, with the beach being located to the rear of this. The rear of the property features a enclosed balcony area supported on brick piers.

2 Planning History

GEN/14/00678 - Proposed extension and demolition of garage., ,16/07/2014 16:34:16
GEN/14/00761 - General queries , ,15/08/2014 15:34:57
GEN/14/00866 - , ,13/08/2014
GEN/14/01115 - Proposed creation of plot and erection of chalet style bungalow north of 93 Sea Front , ,02/01/2015 13:58:31
APP/16/00213 - Rear sun room and balcony, front two storey porch and full external cladding., PERM,20/04/2016
APP/17/00200 - Rear sun room and balcony, front two storey extension and full external cladding. (Revised application)., WD,11/04/2017

3 Proposal

Removal of sun room to rear; addition of rear balcony, front two storey extension and full external cladding.

This follows a previous approval for a similar development which is now being implemented. This seeks approval for the changes made to the scheme which include; changes to fenestration on the front extension and removal of rear first floor conservatory structure to make the balcony area larger and relocation of external spiral staircase to centre of balcony.

All other elements remain the same as the approved scheme.

4 Policy Considerations

National Planning Policy Framework

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: 19

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

- (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 design and appearance of the amended proposal including the changes described in Section 3 of the report, 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 It is considered that the proposed changes to the scheme are fairly minor and would

have no further impact on neighbouring properties than the previous approval. The balcony would allow views onto No. 93a however, the existing conservatory already has full length, clear glazed windows which look over this area and therefore the impact would not be significantly different.

- 7.5 Consequently, it is considered that the proposal 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.

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/17/00473 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:

Proposed site plan and sections - DN: A105 V9.5
Proposed elevations - DN: A104 B V9.5
Proposed floor plans - DN: A104 A V9.5

Reason: - To ensure provision of a satisfactory development.