
Site Address:	12 The Strand, Hayling Island, PO11 9UB		
Proposal:	Replacement balcony.		
Application No:	APP/21/01360	Expiry Date:	25/01/2022
Applicant:	Ms Stent		
Agent:	Mr Bone	Case Officer:	Lewis Ford
	PWP Architects		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is No.12 The Strand which is a two-storey dwelling situated in a modern and medium density estate off Southwood Road on Hayling Island. The estate comprises two-storey detached, semi-detached and terraced properties. The application site is the latter and, like the surrounding estate, is level and comprises elevations of red multibrick, and a grey-tiled and half-barn hipped roof. The site is open to the front and has access to the garage court, the promenade, and the Hayling Island Beach SINC adjacent to the rear.

2 Planning History

98/57626/002 - First floor extension to north east elevation, REF,16/06/1998
98/57626/003 - First floor extension to north east elevation - Re-submission, PERM,02/10/1998
92/57626/000 - Two storey rear extension., PERM,26/11/1992

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

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

Submission Version Havant Local Plan

DR1	(Delivery of Sustainable Development)
E4	(Development on the Coast)
E1*	(High quality design)
E3	(Landscape and settlement boundaries)
E19	(Managing flood risk in new development)
E14	(The Local Ecological Network)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No comment

Councillor M Wilson - Hayling East

No comment

Councillor R Raines - Hayling East

No comment

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 & Impact on the Character of the Area
- (iii) Impact on Neighbouring Properties
- (iv) Flood Issues & Development on the Coast
- (v) Impact on the Local Ecological Network (LEN)

(i) Principle of Development

- 7.2 The application site is located within the defined urban area as set out in Policies CS17, AL2 and E3. As such, development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of Design & 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 redbrick and a glass balustrade, whilst the proposed replacement balcony would comprise a frameless glass balustrade (with a stainless-steel bottom rail) and a galvanised steel frame. The latter would be covered by plastic cladding in an anthracite colour.
- 7.4 It is noted that developments of a similar design have been permitted on neighbouring properties at Nos 15, 17, 18 and 19 The Strand. In particular, the proposed materials referenced above mirror the recently permitted balcony at No.15 The Strand. Although the immediately adjacent balcony at No.14 The Strand would still be of the original redbrick construction, the proposed replacement balcony at No.12 The Strand (the application site) would still present an element of consistency within the surrounding estate.
- 7.5 The design and appearance of the proposal is considered appropriate in the context of the application site and the surrounding estate. It is, therefore, considered that the proposed development would be acceptable and meet the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on Neighbouring Properties

- 7.6 The proposed development would increase the existing balcony depth from approximately 1.3m to 2.3m (1m increase), whilst the width and height of the balcony would remain the same at approximately 2.7m and 3.8m respectively.
- 7.7 It is accepted that the extended replacement balcony at No.12 The Strand (the application site) would increase overlooking to the adjacent balcony (to the west) and amenity garden space (to the east) which are both owned by No.14 The Strand. However, the existing 1.1m gap (approx.) between both balconies at Nos. 12 and 14 will be retained. In addition, the side elevations of the proposed replacement balcony at No.12 would include a 0.75m cladded screen, whilst the side elevation of the existing balcony at No.14 comprises an existing 1.3m wide brick wall.
- 7.8 In summary, a degree of overlooking already exists between No.12 The Strand (the application site) and No.14 The Strand (the adjacent property). In addition, the rear elevations of both properties are currently readily visible from the adjacent private garage court, and from the public domain via the existing footpath between the estate and the Hayling Island Beach SINC. Reduced privacy is, therefore, an accepted characteristic of the area. As such, any resulting impact on No.14 The Strand would not be considered unacceptable and would not be contrary to Policy CS16 of the HBLP (Core Strategy).
- 7.9 Notwithstanding the above, it is noted that no letters of objection have been received with respect to the proposed development.

(iv) Flood Issues & Development on the Coast

- 7.10 The site is currently in Flood Zone 2 and climate change modelling has predicted that the site will also be in a future flood zone. Despite the above, the proposed development is for an extended replacement balcony. It is, therefore, considered that the proposed development would not put occupiers or employees of the emergency services at any additional risk in the event of a flood. As such, the proposed development is not contrary to Policies CS15, E4 and E19.

(v) Impact on the Local Ecological Network (LEN)

- 7.11 The application site is approximately 19m away from the Hayling Island Beach SINC. However, as the proposed development is for a replacement balcony, and there is an existing garage court and footpath between the site and the SINC, it is considered that the proposed development would not have any adverse impact on the Local Ecological Network (LEN). As such, the proposed development would not be contrary to Policies DM8 and E14.

8 Conclusion

- 8.1 The scale, siting and design of the proposed development would have a limited and an acceptable impact on the neighbouring properties. The proposed development 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/21/01360

- 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:

Drg No. 1230A Amended Location and Block Plan
Drg No. 1240 Existing and Proposed Plans
Drg No. 1410 Existing and Proposed South Elevation
Drg No. 1411 Existing and Proposed West Elevation
Drg No. 1412 Existing and Proposed East Elevation
Drg No. 1510 Existing and Proposed Sections

Reason: - To ensure provision of a satisfactory development.

- 3 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.