
Site Address:	Royal Apartments, 31 Sea Front, Hayling Island		
Proposal:	New terrace with boundary walls and alterations to access ramp.		
Application No:	APP/16/00225	Expiry Date:	25/04/2016
Applicant:	Mr & Mrs Walliker		
Agent:	Mr Critchley	Case Officer:	Rachael McMurray
	Martin Critchley, Architect		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

Royal Apartments comprise a Grade II listed flatted development at the southern end of Hayling. To the south of the building is a low boundary wall painted white which encloses the private amenity spaces of the ground floor apartments.

2 Planning History

90/52109/003 - Change of use to homeless accom for up to 18 families (max no.of people 54), & emergency accom together with communal living accom as o/l red in drawing no 54/434.,

PERM,

01/52109/014 - Listed Building Application for raising in height of South-East boundary walls to 1.6m (retrospective application).,

PERM,21/12/2001

01/52109/015 - Listed building application to raise height of part of North boundary wall to 2.35m (work completed).,

PERM,18/12/2001

97/52109/012 - Demolition of part, conversion and alterations to existing hotel to form 11 flats (9 no 2 bedroom flats, 1 no 3 bed flat and 1 no 1 bedroom flat and construction of 7 no 3 bedroom town houses with associated parking, landscaping and new access onto Sea Front Road,

PERM,01/09/1997

97/52109/013 - Listed Building application for conversion and alterations to existing hotel to form 10 no 2 bedroom flats with associated parking, landscaping and new access onto Sea Front Road

PERM,01/09/1997

95/52109/010 - Demolition of part, alterations to and conversion of existing hotel to form 10 two bedroom flats and 1 one bedroom flat and construction of three storey building containing 12 two bedroom flats with associated parking and landscaping , WD,12/02/1995

95/52109/011 - Demolition of part, alterations to and conversion of existing hotel to form 10 two bedroom flats and 1 one bedroom flat and construction of three storey building containing 12 two bedroom flats with associated parking and landscaping WD,12/02/1998

94/52109/006 - Retention of screen fence to refuse area and gravel car park., REF,23/06/1994

94/52109/007 - Listed Building Consent for retention of screen fence to refuse area and gravel car park.,

REF,23/06/1994

94/52109/008 - Listed Building Consent for conversions/alterations to the existing Listed Building to part Hotel/Residential use & development of land to provide town houses and flats.,
WD,14/08/1995

94/52109/009 - Conversion & alterations to existing hotel to hotel and 6 apartments & construction of 6 Town Houses(2blocks-3 storeys)and 9 flats (single block-3storeys).,
WD,14/08/1995

93/52109/005 - Internal alterations to provide new bathrooms to room 6,8,10,12,15,16 & 18,
PERM,17/02/1994

09/66457/005 - Listed Building Consent for the replacement of two windows and a pair of double doors. ,
PERM,16/10/2009

APP/11/01519 - Replacement of existing window with french doors and replacement of existing door with window on ground floor of the south elevation., PERM,14/12/2011

APP/11/01558 - Listed Building Consent for replacement of existing window with french doors and replacement of existing door with window on ground floor of the south elevation.,
PERM,14/12/2011

APP/11/01752 - Installation of window at first floor to north elevation.,
PERM,06/01/2012

APP/11/01755 - Listed Building Consent for installation of window at first floor to north elevation.,
PERM,06/01/2012

APP/14/01233 - Unauthorised Installation of double glazed UPVC windows.,
NFA,27/11/2014

APP/16/00226 - Listed Building Consent for new terrace with boundary walls and alterations to access ramp.
Not yet determined

3 Proposal

Listed Building Consent for new terrace with boundary walls on south elevation of building and alterations to access ramp.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

Listed Building Grade: Grade 2

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer:

No objections. Include a condition which requires materials of the new wall to match the existing.

Historic England:

No objections

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: 12

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 the design and effect on the streetscene

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Appropriateness of the design and effect on the streetscene

The proposed wall would match in style, height and colour to the existing wall along the south elevation. As such, it is considered that there would only be a beneficial impact on the view of the building from the sea front looking northwards. The alterations to the access ramp would not have a noticeable visual impact.

8 Conclusion

The application is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00225 subject to the following conditions:

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.
Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) 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:
Site and location plan - DN: 9348-131
Proposed floor plan - DN: 9348-431
Proposed elevations - DN: 9348-532
Heritage Statement
Design and Access Statement
Reason: - To ensure provision of a satisfactory development.