
Site Address: Sinah Warren Holiday Village, Ferry Road, Hayling Island,
PO11 0BZ
Proposal: Variation of Condition 2 of Planning Permission APP/15/00916 to
change material of balconies on north, east and west elevations.
Application No: APP/15/01344 Expiry Date: 26/01/2016
Applicant: Mr M Plummer Team: Team 2
 Warner Leisure Hotels
Agent: Mrs J Perrett Case Officer: Rachael McMurray
 PWP Architects Ltd
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

Sinah Warren Holiday Village, Ferry Road, Hayling Island, PO11 0BZ

2 Planning History

APP/15/00916.
Balcony Additions to the North Elevation of Block A and North and East
Elevations of Block B of Sinah Warren Holiday Village. Approved on
15/10/2015

3 Proposal

Variation of Condition 2 of Planning Permission APP/15/00916 to change the
balconies on north, east and west elevations to glass balustrades instead of railings.

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)
CS5	(Tourism)
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

County Ecologist

No objections.

Natural England Government Team:
No response given.

FAO Landscape Team, Technical Services:
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: 2

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) Impact upon the character of the area
- (iii) Ecology

(i) Principle of development

The application site is situated outside the urban area however, the proposals relate to alterations to an existing holiday complex and are considered acceptable in principal.

(ii) Impact upon the character of the area

A glass balustrade on the balconies as opposed to railings is not considered to result in an adverse impact on the character of the site or area.. It is considered that they would not result in adverse harm to the character of the area or the view from Langstone Harbour.

(iii) Ecology

The County Ecologist have been consulted and have not raised any issues with regards to any potential impact on the nearby ecological areas.

8 Conclusion

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

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01344 subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed elevations - DN: 1305 Rev C

Proposed elevations - DN: 1306 Rev C

Proposed elevations - DN: 1307 Rev **B**

Reason: - To ensure provision of a satisfactory development.