
Site Address: 8 Beach Court, 118 Southwood Road, Hayling Island,
PO11 9QH
Proposal: Addition of balcony to south elevation.
Application No: APP/15/01375 Expiry Date: 04/02/2016
Applicant: Mr Stoneman Team: Team 1
Agent: Mr Murray Case Officer: Heather Lealan
 I J Murray Associates
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

8 Beach Court, is a three storey block of flats located on the southern side of Southwood Road, Hayling Island adjacent to the public promenade. Beyond the promenade is coastline shingle.

The site has parking for the residents to the north of the building and a small area of hardstanding to the rear. Many of the units within the block have balconies facing south.

2 Planning History

No relevant history on Acolaid

3 Proposal

Addition of balcony to south elevation.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

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

Property Services Manager

No objection

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: 16

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: 2 (a further letter was subsequently sent from one address)

Summary:

- a) Overbearing and out of scale with the rest of the development
- b) The proposed balcony will impact the privacy of the balconies to flat 4 and 9
- c) The proposal will impact the views from the balcony to flat 4 and Flat 6
- d) The proposal will cause loss of sunlight to flat 6
- e) Risk of falling objects to the occupiers of the flat below (no.6)
- e) The edge of the balcony is too close to others and due to the overall size will cause amenities issues from anti-social behaviour such as fire risk from bbq, noise, increased smells and risk associated with passive smoking
- f) The dimension of the projections of the building are incorrect and so the impact on the amenities of the occupiers of the adjacent flats will be exacerbated

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 streetscene
- (iii) Impact upon residential amenity

(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) Impact upon the streetscene

The plans as initially submitted proposed a balcony of 7.7m in width (approx) and it would have been much wider than all the other balconies located on this elevation of the building. A balcony of such scale would not have respected the context and design of the building and so amended plans were sought to overcome this issue. The revised scheme now proposes a balcony of 4.2m (approx) in width and is of a more reasonable scale in comparison the existing 3m width balconies. Therefore, it is considered that the revised scheme would now accord with the requirements of policy CS16(c).

(iii) Impact upon residential amenity

It was considered that the scheme as initially submitted may have had an unacceptable impact of the amenities of the occupiers of the adjacent flats due to the proximity of the proposal to the adjacent balconies. However the revised scheme pulls the extent of the balcony away from the existing balconies and thus reduces the scheme to a standard balcony of reasonable proportions which will not have an unacceptable impact on the amenities of any of the occupiers of the adjacent flats. As such it is considered that the scheme will accord with the requirements of policy CS16(e).

8 Conclusion

It is considered that the revised scheme will have a comparable impact to the other balconies on the southern elevation of this block and that the amended scheme should be approved subject to the conditions as listed below.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01375 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 Compulsary Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Site Map, Roof Plan and Floors Plan drwg.no A104v3 received 8 January 2016

Proposed Elevations drwg.no A105v3 received 8 January 2016

Proposed Views Plan drwg.no A106v3 received 8 January 2016

Reason: - To ensure provision of a satisfactory development.