
Site Address: Sinah Warren Holiday Village, Ferry Road, Hayling Island,
PO11 0BZ
Proposal: Balcony Additions to the North Elevation of Block A and North and East
Elevations of Block B of Sinah Warren Holiday Village
Application No: APP/15/00916 Expiry Date: 15/10/2015
Applicant: Mr Plummer Team: Team 2
 Warner Leisure Hotels
Agent: Mrs Perrett Case Officer: Rachael McMurray
 PWP Architects
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in the south of Hayling Island and comprises a holiday complex called Sinah Warren. It has several accommodation blocks, some of which have rooms which front Langstone Harbour. The site is accessed from Ferry Road.

2 Planning History

There have been various planning applications on the site over the last 30 years none of which directly relate to the proposal.

3 Proposal

Balcony additions to the North Elevation of Block A and North and East Elevation of Block B. The balconies will be located at first floor only and would comprise horizontal steel rods between steel uprights with a hardwood handrail finish on top. The balconies would extend out by 1.25m.

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

Arboriculturalist:
No comments received.

Langstone Harbour Board:
No objections

Natural England Government Team:
the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes.

County Ecologist:
Thank you for consulting me on this application. Given the nature of the proposals I would not raise any concerns over ecological matters. I note that Natural England have also stated that they do not wish to 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: 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 _

The balconies would be situated on the north elevations of Block A and the north and east elevations of Block B. This is so as to maximise the views out towards Langstone Harbour. The proposed balconies are considered to be appropriate to the character of the buildings and would not appear out of context. 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

Both Natural England and 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/15/00916 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Proposed GF plan - DN: 5256 1203
Proposed FF plan - DN: 5256 1204 Rev B
Proposed elevations - DN: 5256 1305 Rev B
Proposed elevations - DN: 5256 1306 Rev B
Proposed elevation and section - DN: 5256 1037 Rev A
Location Plan -DN: 5256 1100
Block Plan - DN: 5256 1101

Reason: - To ensure provision of a satisfactory development.