
Site Address:	93 Sea Front, Hayling Island, PO11 0AW		
Proposal:	Rear sun room and balcony, front two storey porch and full external cladding.		
Application No:	APP/16/00213	Expiry Date:	21/04/2016
Applicant:	Mr James		
Agent:	Mr Murray	Case Officer:	Rachael McMurray
	I J Murray Associates		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

93 Sea Front is located on the sea front on Hayling Island. It comprises a two-storey, detached dwelling constructed of brick and tile construction. The dwelling is set back from the highway and accessed via a driveway which ends at a detached garage located within the front garden. This area is enclosed by a high boundary wall and gates on the front elevation and a fence and semi-mature vegetation along the shared side boundaries. To the rear of the property is an enclosed garden, with the beach being located to the rear of this. The rear of the property features a enclosed balcony area supported on brick piers.

2 Planning History

None relevant

3 Proposal

The proposal is for a two-story front extension. This would be positioned in the centre of the front elevation and feature a flat roof and three portholes on front elevation of the extension. Internally it would a porch area and staircase. One wall of the extension would be curved. Rear sun room and balcony, front two storey porch and full external cladding.

The proposal also includes a two-storey rear extension to replace the existing first floor enclosed porch. This would extend out by 2.2m which is the same depth at the existing and cover half the width of the rear elevation. Adjacent to this would be a spiral staircase, leading up to a raised balcony level. This would feature a glass balustrade.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

County Archaeologist:
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: 19

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
- (iii) Impact upon neighbouring properties

(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 design

Whilst the front extension is a flat roof design, the curved wall/roof line, centrally positioned portholes and grey/white cedar weatherboarding elevate the design to a that of a contemporary high quality addition. This would be further enhanced by the use of the weatherboarding being wrapped around the whole property.

The rear extension would feature a low pitched roof with roof light windows. It would feature a rear wall of glazed panels which again give a contemporary high quality appearance. the rear spiral staircase is a positive architectural feature. Overall the design provides a cohesive flow which will enhance the view of the dwelling from the sea front looking northwards.

(iii) Impact upon neighbouring properties

No.93a is located much further forward to the highway than the application site. Furthermore, as the two-storey rear extension would only extend out as far as the existing structure, it is unlikely that the proposal would have any further material impact on No. 93a. The building to the east of the site is a three-storey block of

apartments. Whilst these apartment have side windows facing onto the site, it is not considered that the proposed extension or staircase would result in a loss of outlook given the separation distances.

The balcony area and staircase would be located adjacent to the shared boundary with Bayview Court. The balcony could have potential to overlook Bayview Court however, the views from the balcony would mainly be onto a shared parking area which is accessed from a road along the sea front (not the main Sea Front road). Furthermore balconies to the rear elevations of buildings are very prevalent in the locality. As such, it is considered that the balcony would not result in a loss of privacy.

8 Conclusion

The application is considered to be acceptable for the reasons set out above.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00213 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 external materials used shall match, in type, colour and texture to those of the existing building so far as practicable, apart from where the use of different materials is clearly specified on the approved plans and application form.
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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed site plan and sections - DN: A106 V5
Proposed plans and elevations - DN: A104 V6
Reason: - To ensure provision of a satisfactory development.