
Site Address: 128 Southwood Road, Hayling Island, PO11 9QH
Proposal: First floor extension incorporating a dormer, remodelling existing roof with proposed balcony on flat roof - rear facing.
Application No: APP/14/00013
Applicant: Mr Oddie
Agent: Mr P Cole
Ward: Cole Project Management
Hayling East

Expiry Date: 28/02/2014
Team: Team 1
Case Officer: Heather Lealan

Recommendation: **GRANT PERMISSION**

1 Site Description

128 Southwood Road, Hayling Island, PO11 9QH. This is a single storey dwelling as detailed by the existing elevations plan. It is located close to the sea wall adjacent to the promenade. There is a good degree of different styles and building scale in the immediate vicinity from the single storey adjoining next door dwelling to a large block of flats just 3 plots away to the west. There are a significant number of dormers and balconies within the locality which take advantage of the open views to sea.

2 Planning History

No relevant planning history

3 Proposal

First floor extension incorporating a dormer, remodelling existing roof with proposed balcony on flat roof - rear facing

4 Policy Considerations

National Policies

The National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
CS9 (Housing)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Hampshire Biodiversity Information Centre - Adjacent to SINC

Comment - It is not considered that these minor works will have an impact on the SINC

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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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 and impact on the character of the area
- (iii) Impact on neighbouring properties

(i) Principle of development

The application site lies within the urban area and as such extensions and alterations are acceptable in principle provided they meet the detailed development control policies of the development plan.

(ii) Appropriateness of design and impact on the character of the area

The dwelling within the site is a single storey dwelling house of a bland design which is located in a prominent seafront location with the public promenade and beach immediately to the south.

A number of dwellings have been extended with a second storey. The adjoining dwelling being No.128a having been extended by means of a balcony and rear dormer. Furthermore the balcony to this adjacent dormer has been clad in UPVC; which is proposed to be used on the application dwelling. Whilst UPVC is not the most high quality of materials it is very practical in such an exposed location and is in keeping with the neighbouring dwelling. Balconies are also a characteristic feature to the rear of dwellings within the locality; to take best advantage of the views out to sea. It is considered that this scheme would result in a design that would accord with this seafront location and policies CS16 and CS9.

(iii) Impact on neighbouring properties

It is not considered that the proposal will create a negative impact on the amenities of the occupiers of either the adjoining or adjacent dwellings. This is because of the existence of other balconies in the immediate locality, resulting in rear gardens that

are already very overlooked. Therefore it is not considered that the addition of a balcony at 1st floor level to this dwelling would alter the existing situation to a substantial extent, when the gardens to the rear of the dwellings are so open to the public realm. The balcony of the adjoining dwelling already has high screening to the application site elevation thus preventing any balcony to balcony direct overlooking

8 **Conclusion**

- 8.1 It is considered that the scheme is acceptable in regard to national and local plan policies, particularly relevant policies to this scheme being CS16 and CS9.
-

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00013 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.

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

Site Location Plan ref O1654015 received 3 January 2014
Site Block Plan ref O1654014 received 3 January 2014
Existing Ground Floor Plan Drwg.No. 01 received 3 January 2014
Existing First Floor Plan Drwg.No. 02 received 3 January 2014
Proposed Ground Floor Plan Drwg.No. 03 received 3 January 2014
Proposed First Floor Plan Drwg.No. 04 received 3 January 2014
Existing and proposed Elevations Drwg.No. 05 received 3 January 2014

Reason: - To ensure provision of a satisfactory development.