
Site Address: 22 Sea View Road, Hayling Island, PO11 9PE
Proposal: Retrospective application for retention of rear balcony and screening.
Application Type: Retrospective Planning Permission
Application No: APP/22/01186 Expiry Date: 01/03/2023
Applicant: Miss. R Lytton
Agent: Case Officer: Denise Sheath
Ward: Hayling East

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

22 Sea View Road, Hayling Island, is a detached bungalow constructed with brown brick and a hung tiled roof. The property has two flat roof boxed dormers to the rear elevation and a large dormer to the front elevation. The property has a large hardstanding to the front of the property for the parking of vehicles and a large laid to lawn rear garden. The property is enclosed by a brick wall to all boundaries with access to the property located to the front.

2 Planning History

None relevant

3 Proposal

Retrospective application for retention of rear balcony and screening.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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

Councillor Leah Turner - Hayling East

No Comments received

Councillor M Wilson - Hayling East

No Comments received

Councillor R Raines - Hayling East

No Comments received

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3 In total - 2 Objections are from same Objector

Comment	Officer Comment
The Balcony looks straight onto our patio & directly into the main living room of our house, which is mostly windows. Therefore we object to the Balcony, as use of it totally invades our privacy. However, we would accept a permanent obscure full height panel, instead of potted plants, which can easily be moved once planning permission is granted.	See section 7.
Please could the applicants take into consideration the possibility that screening may need to be put in place on the west side also as the balcony will overlook the garden of 18 Seaview Road	See Section 7.
I have had a look at the revised drawings and from what i can see there is nothing permanent in that fixture and in addition they can still view across from the balcony to several properties as seen fit. Whilst i am neutral in my opinion i do think more permanent screening would have to be taken into consideration with a balcony.	See section 7.

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) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

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

7.3 The proposal is for the retention of a rear balcony and screening. The rear balcony is at first floor level attached to the rear south western dormer. The balcony has a depth of 1.42m a width of 3m, the balcony has a glazed baulstrade 1.1m in height from the balcony platform. A bronze polycarbonate fixed obscure screen has been installed along the eastern elevation of the balcony at a height of 1.8m from the balcony platform. It is noted that No.30 Sea View Road have a balcony at first floor level. It is therefore not considered the retention of the balcony would have a detrimental impact upon the character of the area.

7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.5 Concerns were raised with regard to the screening originally submitted with the application, amended plans were provided which amended the screening to the eastern elevation from potted bamboo to a bronze poly carbonate fixed obscure screen with a height of 1.8m. The retention of the screening will eliminate overlooking into the private amenity area of No.24 Sea View Road. A condition requiring the retention of such screening on the east elevation is recommended.

7.6 Concerns were raised with regard to potential overlooking into the amenity area of No.18 Sea View Road. No.18 is located on the opposite side of the road of Burdale Drive located to the western boundary. Upon a site visit the case officer was able to view the western boundary elevation from the balcony platform and it was noted that the rear/side amenity area of No.18 was not visible. The balcony has a 13m distance from the boundary with No.18 and is partially screened by the trees and shrubbery within the boundary of No.22. It is therefore considered any impact would be considered limited and acceptable.

7.7 The balcony has a distance of approximately 22m from neighbouring property directly to the rear of the application site No.1A Burdale Drive. The balcony would not create any additional overlooking to this property than what is existing from the existing rear dormer. It is therefore considered that the impact of the retention of the balcony would be minimal and acceptable.

- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/22/01186 subject to the following conditions

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

Application Form - Received 08 December 2022
Location Plan - Received 08 December 2022
Block Plan - Received 16 December 2022
First floor Plan - Received 01 March 2023
Rear Elevation - Received 01 March 2023
Screening Photos - Received 27 February 2023

Reason: - To ensure provision of a satisfactory development.

- 2 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

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 bronze poly carbonate screening to the eastern elevation of the rear balcony must remain permanently fixed and retained at a height of 1.8m.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework