

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
473053	98432

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Proposed Rear Projecting Balcony

Has the work already been started without consent?

- ☐ Yes
- ☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Other

Other (please specify):
Balcony

Existing materials and finishes:
-Glass balustrading -Ultra Shield UH07 Composite decking, light grey in colour

Proposed materials and finishes:
-Glass balustrading -Ultra Shield UH07 Composite decking, light grey in colour -Galvanised Steel post

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☐ Yes
- ☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☐ Yes

☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes

☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes

☒ No

Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

GEN/23/00050

Date (must be pre-application submission)

06/02/2023

Details of the pre-application advice received

Site Location: 4 Bembridge Drive, Hayling Island, PO11 9LU

Re: Proposed rear projecting balcony.

Dear Mr Choudhury

I am writing to you further to your enquiry received on the 20 January 2023 and the subsequent site visit to the property on Tuesday 31 January 2023.

Upon my site visit it was evident that many other properties along the seafront of Bembridge Drive Hayling Island have carried out similar alterations.

There is a mix of one, two and three storey dwellinghouses within close proximity, constructed of a mix of materials with rear balconies adjacent to the promenade location. I am therefore of the opinion that the proposed design would not have a significant impact on the varied character of the area.

Following discussions with my line manager regarding the depth of the proposed balcony, we are of the opinion that the 2.5m depth would be more acceptable.

With regard to any potential impact on the neighbours, the proposed alterations with a 2.5m depth will have no adverse impact in terms of overshadowing. The proposed balcony could lead to additional overlooking into the rear external amenity areas of the adjacent properties, however, as discussed on site if the side elevations of the balcony have obscurely glazed screening at a height of 1.8m from the platform floor level this would alleviate any additional overlooking concerns which may arise.

I am therefore of the opinion that any impact on the neighbours will be acceptable providing the obscurely glazed screening to the eastern and western elevations at a height of 1.8m is provided.

It is also recommended that any other glazing to the balcony should be tinted to reduce glare. Therefore it is my opinion that the proposed scheme would be worthy of an application. Any application received would be subject to a consultation period and any comments received would be taken into consideration when determining the application.

It is noted that the site is within a flood zone 2/3 therefore a Flood Risk Assessment would be required to be submitted as part of the planning application to ensure that the National Planning Policy Framework (NPPF) and Core Strategy Policies requirements are met.

I also can confirm that any wall or fencing to provide a privacy screen can be erected within the rear garden area up to 2m in height providing it is not adjacent to a highway used by vehicular traffic.

I hope this information is helpful.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

First Name

Surname

Declaration Date

08/02/2023

☒ Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Mahmud Choudhury

Date

08/02/2023