
Site Address:	44 Bracklesham Road, Hayling Island, PO11 9SJ		
Proposal:	Addition of first floor balcony to front elevation.		
Application No:	APP/21/00003	Expiry Date:	04/03/2021
Applicant:	Mr & Mrs Shoebridge		
Agent:	Mr I Murray	Case Officer:	Denise Sheath
	I J Murray Associates Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 SiteDescription

No. 44 Bracklesham Road is a three storey, detached property with a flat roof. There is a hard standing to the front and a garage to the side of the property which provides parking space for 4 vehicles.

Bracklesham Road is a residential road in the south east of Hayling Island. The road is characterised by detached, two and three storey properties the properties are diverse in style, design and pallet. A number of properties along Bracklesham Road have some form of balcony to the front elevation.

2 Planning History

91/56578/000 - Construct conservatory to rear of building on first floor balcony., PERM,
APP/10/00933 - Construction of second storey extension. Single storey attached garage. New front porch. , PERM,05/10/2011

3 Proposal

Addition of first floor balcony to front elevation.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
No other property in the road has a built on type balcony to the front elevation. It will not enhance the street scene and will look very out of place.	See Section 7
I still feel it is a bolt on addition that is out of keeping within the adjacent properties, but having a solid wall around the complete balcony instead of just the two sides is a slight improvement on the original scheme	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
- (iv) Flood Risk
- (v) Parking

(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 a first floor balcony to the front elevation, the balcony will be constructed on stilts and will protrude 1.8m from the front elevation and have a width of 3.6m, the materials to be used in the construction will match the materials used on the existing property in the form of white painted render. The proposal will be visible from the public realm, due to the diverse styles and designs of properties along Bracklesham Road many of which have some form of balcony to the front it is judged that the proposed would not have an adverse impact on the character of the area. It was noted upon a site visit that No.2 Bracklesham Road has a front balcony at first floor level with stilts, therefore the precedent has been set for a balcony of this design.
- 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 The proposal includes a balcony to the first floor on the front elevation, users of this balcony will look towards the highway of Bracklesham Road and the front gardens of properties to the north, east and west of the site. It is considered that as these areas are currently open to the public domain, this element of the proposal will not result in a significant increase in overlooking or loss of privacy, nor can it be evidenced that the balcony would result in a significant impact in terms of noise.
- 7.6 Concerns have been raised regard the design of the balcony, amended plans were submitted to ensure that the balcony was completely rendered removing the glazing from the front elevation to ensure the overall look would be more in keeping with the existing dwellinghouse. The streetscene comprises of a vast mix of properties which differ in size, style and design many of which have some form of balcony to the front elevation. Consequently, the proposed addition of balconies are considered appropriate given the mixed character of Bracklesham Road. Therefore, a refusal of this application for these points could not be justified.
- 7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Flood Issues

- 7.8 The site is within Flood Zones 2 and 3, however the proposed development is for the provision of a first floor balcony. Therefore, it is considered the proposed development would not put the occupiers or employees of the emergency services at any additional risk in the event of a flood.

(v) Parking

- 7.9 The proposed development would not effect the existing parking provision to the dwellinghouse.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
-

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00003 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 Compulsory Purchase Act 2004.

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

Application Form - Received 07 January 2021

Design and Access Statement - Received 07 January 2021

Existing Location and Block Plan - Drawing No. A101 - Received 07 January 2021

Existing Floor Plans - Drawing No. A102 - Received 07 January 2021

Existing Elevations - Drawing No. A103 - Received 07 January 2021

Existing Streetscene Views- Drawing No. A104 - Received 07 January 2021

Existing Sections - Drawing No. A105 - Received 07 January 2021

Proposed Location and Block Plan - Drawing No. A101 v2 - Received 10 March 2021

Proposed Floor Plans - Drawing No. A102 v2- Received 10 March 2021

Proposed Elevations - Drawing No. A103 v2- Received 10 March 2021

Proposed Streetscene Views - Drawing No. A104 v2 - Received 10 March 2021

Proposed Sections - Drawing No. A105 v2- Received 10 March 2021

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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.