
Site Address:	11 Ilex Walk, Hayling Island, PO11 9NZ		
Proposal:	Construction of balcony on rear elevation.		
Application No:	APP/20/00590	Expiry Date:	19/10/2020
Applicant:	Mr & Mrs G Booker		
Agent:	Mr C R Fish	Case Officer:	Bee Crawford
Ward:	Hayling East		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached dwelling and integral garage which has the benefit of previous extensions. It has a brown tiled pitched roof and elevations of red multibrick and grey cladding. The site is level with open vehicular access to the front leading to an area of block paving, with walls to the front and side elevations. south, a 1 metre high fence to the north and a 1.6 metre high hedge to the east. The rear garden is mainly laid to lawn with a patio area and an outbuilding which extends across the rear boundary of the site and is enclosed with fencing of various heights.
- 1.2 The adjoining two storey semi-detached property is to the south, a pair of two storey semi-detached properties are to the north, a pair of semi-detached chalet style dwellings are opposite and chalet style dwelling in Blackthorn Road is to the rear. The area is of medium density with a mixture of two storey terraced and semi-detached properties and chalet style dwellings of similar and different age, styles and design.

2 Planning History

APP/16/00113 - Two storey and single storey side extensions, PERM 01/04/2016
APP/18/00606 - Single storey front extension and cladding to front elevation, PERM 09/08/2018

3 Proposal

- 3.1 The proposal is for the construction of balcony on the rear 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

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Loss of privacy, overlooking, houses in close proximity with small gardens.	See section 7.
Set a precedent, overlooking, loss of privacy, small gardens	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 provision of a balcony on the rear elevation of the property, with a width of 5.2 metres and a depth of 1.8 metres with a 1 metre high glass balustrade and 1.85 metre high obscure glass screening to the sides. It would be attached to the rear of the two storey extension implemented under APP/16/00113 which has a depth of 3.4 metres. The proposed balcony is deemed to be a fairly prominent structure due to the projection and 5.2 metre width, however it would not be readily visible from the public realm.
- 7.4 There are no other examples of balconies in the neighbourhood and it is considered the proposal would be detrimental to the character of the area and set an undesirable precedent. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 and the adopted Design Guide 2011.

(iii) Effect on neighbouring properties

Impact on 9 Ilex Walk - side/south

- 7.5 This property is situated to the south of the application site adjoining number 11 and has a plot of a similar depth. Due to existing extensions at the application site, the rear elevation of this property is set back 5 metres from the edge of the balcony which is situated a further 5 metres from the northern boundary of this property. Whilst the proposal would result in a degree of overlooking to the western part of the rear amenity space of this property, given the position of the balcony together with the proposed obscurely glazed 1.85 metre high side screen, it is considered this would be limited.
- 7.6 Notwithstanding the above, there are no other properties within the immediate vicinity with this type of development and balconies are not a recognised characteristic of the area.

Impact on 13 Ilex Walk - side/north

- 7.7 This property is situated to the north of the application site and has a plot of a similar depth. Again, due to existing extensions at the application site, the rear elevation of this property is set back 5 metres from the edge of the balcony. Whilst the northern side of the balcony is close to the boundary with a distance of approximately 0.75 metres, the southern elevation of this property is a further 3 metres from the boundary. Although the proposal would result in a degree of overlooking to the western part of the rear amenity space of this property, given the position of the balcony together with the proposed obscurely glazed 1.85 metre high side screen, it is considered this would be limited.
- 7.8 However, as previously stated in paragraph 7.6, there are no other properties within the immediate vicinity with this type of development and balconies are not a recognised characteristic of the area.

Impact on 6 Blackthorn Road - rear/west

- 7.9 This property is situated to the rear of the application site and the garden has a depth of approximately 11 metres, with the western edge of the balcony a further 10.5 metres from the rear boundary of this property. Following the officer's site visit to this property, it was noted that a mature deciduous tree in the garden of this property provided a degree of screening. However, this would only be for part of the year and there would be a clear uninterrupted view from the balcony into the garden and rear

windows of this property.

- 7.10 The Havant Borough Design Guide advises in order to maintain a reasonable relationship between neighbouring properties, there should be a minimum of 20 metres separation between window to window, and whilst there is a distance of approximately 21.5 metres to this neighbouring building, the floor area of the balcony would create a permanent, useable outside space and the proposed clear glazed balustrade is of a modest height to provide effective screening. The resulting impact of balcony would be harmful to the occupiers of this property in terms of overlooking and loss of privacy into the private amenity areas of 6 Blackthorn Road, is closer to the boundary and below the 20 metre guide contained within the Design Guide. As such, the proposed development would have an adverse effect which does not meet the criteria set out in policy CS16 of the Core Strategy 2011.

8 Conclusion

- 8.1 The proposed balcony would result in an unacceptable level of overlooking and loss of privacy on the occupiers of the neighbouring property at 6 Blackthorn Road. As such, the application is contrary to policy CS16 of the Core Strategy 2011 and is therefore recommended for refusal.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/20/00590 for the following reason

- 1 The proposed balcony would result in an unacceptable level of overlooking and loss of privacy to the occupiers of the neighbouring property at 6 Blackthorn Road. The proposal therefore conflicts with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.