

Recommendation: **GRANT PERMISSION**

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

5 **Statutory and Non Statutory Consultations**

None 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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 proposed rear balcony would be located on the flat roof of the existing rear extension at first floor level. It would span the width and depth of the flat roof area and would have obscure glazed privacy screens to the side (facing West) which would have a height of 1.7 metres, which would span the side of the balcony, with a diagonal corner, stepping down to 1.1 metres at the end. The existing privacy screen bordering the second floor balcony located at no 27A which is sited along the party boundary would be retained. There is clear glazed glass balustrading proposed to the front (facing South) which would have a height of 1.1 metres.

There are various examples of balcony developments in the immediate vicinity of the proposal site. The adjoining property, no 27A has benefitted from a balcony at first floor level which was granted permission in 2010 and this proposal would be sited adjacent to this, similarly no 25 also received permission in 2011 for a balcony set at second storey level, into the roof slope. Due to the existing balconies evident at first

and second storey level in the surrounding area, this proposal is not deemed likely to cause harm visually to the character of the property nor the surrounding area. It would not be visible from the public realm and so would not have any significant impact on the streetscene.

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

- 7.4 This property sits in a fairly long plot, with approximately 45 metres of garden stretching beyond the rear elevation wall of the conservatory. To the South of the application site is the neighbouring property, no 29C which has a rear garden that runs parallel to that of no 29. It would be this space that naturally would be overlooked from first floor level at the adjacent property. Previous plans showed the screen to step down to 1.1 metres half way along, this has since been amended and would now only be 1.1 metres to the side towards the end corner. This is now considered to mitigate against any potential for overlooking of the neighbouring property. The nearest property visible directly to the rear of no 29 is over 45 metres distance away, therefore there would not be considered to be any great impact upon the amenity of this neighbour. The impact on the neighbouring property, no 27 is deemed to be acceptable as there is a partitioning screen between the balconies of a similar design to that proposed as part of this application which would mitigate against much overlooking to this direction.
- 7.5 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.

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/19/01133

(A) 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:

P02 location and block plan

P_01 B amended proposed floor plans and elevations received 13.01.2019

Reason: - To ensure provision of a satisfactory development.

- 3 The obscure glazed privacy screen proposed to the West elevation on the side of the balcony hereby approved shall be provided prior to the bringing into use of the balcony, and shall be subsequently maintained in accordance with the approved details unless otherwise approved by the Local Planning Authority.

Reason : In order to protect the privacy of the neighbouring properties, in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.