

DESIGN & ACCESS STATEMENT

First Floor Balcony to 29 Bedhampton Road, Havant. PO9

1 ASSESSMENT OF PHYSICAL CONTEXT

29 Bedhampton Hill, is a semi-detached property with direct drive access off Bedhampton Hill, with white render with some brick quoins to elevations, built circa 1905. The property sits within a long narrow site with an extensive rear garden to a graduating lower level.



Fig 1 – Existing property viewed from Bedhampton Hill Road.

The rear of the property has been extended over the years with a single storey flat roofed extension and conservatory. The neighbouring semi-detached property currently has a balcony above the similar flat roof extension enjoying views over the descending landscape of rear gardens. There is an obscure glazed privacy screen along the party wall preventing overlooking to the applicant's property.



Fig 2– Existing rear of the property with flat roof extension. The view also shows the neighbouring properties balcony with privacy screen.

2 THE PROPOSAL, DESIGN PRINCIPLES, MAS, SCALE & MATERIALS.

First Floor Rear Balcony:

The proposal is to extend over the existing flat roof extension with a balcony, similar to the neighbouring semi-detached properties structure, with access provided by revising the existing rear window into a patio door.

The balcony will include a glass balustrade above a small parapet wall, with the top of the parapet wall at a slightly lower level than the existing flat roof, by approx. 100mm lower. The main flat balcony roof is also to be lowered by approximately 350mm to allow for a balcony deck level below the floor level of the existing rear bedroom, allowing for a single step approach and suitable weathering.

The glass balcony height is to extend 1.1m above the new balcony deck floor level with clear glazing to the rear allowing for unobstructed views over the rear garden. To part of the western elevation an obscure glazed glass privacy screen is proposed at a maximum height of 1.7m above balcony floor level, reducing to 1.1m height to line through with the southern elevation balustrade height. The extent of the screen has been carefully designed to minimise any possible overlooking towards the neighbouring property's garden to the west of the site. The existing privacy screen provided by the adjacent semi-detached property to the east will provide sufficient privacy to the adjacent semi-detached property.

It is understood that rear balconies allow access for possible overlooking, but with the proposed privacy screening to the western elevation and current screening to the eastern elevation, it is believed any overlooking has been suitably addressed.

The balcony roof deck is proposed to be a grey GRP deck with white/grey balcony tiles above.



Fig 3— Example of proposed frameless style balcony

3 PRECEDANT EXAMPLES OF EXISTING REAR BALCONIES

There are precedents set by other adjacent properties which enjoy balconies to the rear with views overlooking the rear gardens, as shown within the images below.



Fig 4 – View towards adjacent properties to the east, showing two properties with rear balconies



Fig 5 – View towards adjacent properties to the west, with extensive glazing to the rear elevation on an elevated level to the immediate adjacent property and also a Juliet balcony to the next property along the road.

4 CONCLUSION

The design, mass and scale have been carefully considered to minimise and reduce any impact to the neighbouring properties.

The design considers any possible overlooking towards neighbouring properties with suitable privacy screening proposed to prevent overlooking to neighbouring properties.

There is precedent for a balcony to the rear of the property, set by other properties along the road.

In view of the issues detailed in this report it is considered appropriate that planning permission be granted for the proposal.