
Site Address:	34 Bracklesham Road, Hayling Island, PO11 9SJ		
Proposal:	Proposed rear first floor balcony		
Application No:	APP/20/00511	Expiry Date:	01/09/2020
Applicant:	Mr & Mrs Willis		
Agent:	Mr Mallen	Case Officer:	Denise Sheath
	Thorns-Young Ltd.		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is located within the settlement area of Hayling Island. The site is within the English Nature Consultation Zone and Flood Zones 2 and 3, although the site is protected by flood defences. In addition a small section of the rear of the red edged site is included within an Area of Outstanding Natural Beauty, although it does not include the garden area of the site or the dwelling.
- 1.2 The site is made up of a three storey detached dwellinghouse within a good sized plot. The dwelling has a flat roof and smooth white render and brown brick walls. There is on site parking to the front with flat roofed garage to the side.
- 1.3 The immediate area is residential in character, with a variety of sizes and designs of detached dwellings; single storey, two storeys and three storeys in height. There is a sense of openness with many of the property designs characteristic of a seaside location with balconies and views towards the sea.

Note - Due to Coronavirus a site visit was not possible but the agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

APP/13/00538 - Installation of Solar Panels to flat roof., PERM,30/07/2013

3 Proposal

Proposed rear first floor balcony

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)
DM9 (Development in the Coastal Zone)

Havant Borough Pre Submission Local Plan 2036

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

This site is outside the AONB but immediately adjacent to the boundary with the AONB. The Sandy Point Nature Reserve is immediately south of Seafarers Walk. This local nature reserve is heavily treed in its northern part, so notwithstanding the application site being within the DM9 coastal zone Policy area, the new works would not be visible from the Harbour. The Conservancy would have preferred to see a timber balustrade to the balcony, but acknowledges many have glass panels to similar balconies close-by

The work involves building out the property to enlarge the balcony on steel supports, with a small lean-to WC proposed at ground floor also. A spiral staircase from the garden to the existing balcony would be removed.

Only the upper part of this modern, flat-roofed brick dwelling is visible from Seafarers Walk owing to vegetation at the end of Bracklesham Road gardens.

The works are also set back some distance from Seafarers Walk, so the overall impact to the setting of the AONB would be minimal. The work would not appear to be disturbing any roof voids, so potential to impact on protected species, particularly bats would appear to be low/unlikely. No trees are affected.

Developer Services, Southern Water

Please find attached a plan of the sewer records showing the approximate position of a public foul and surface water sewers crossing the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalized.

Please note:

- The 150mm and 450mm diameter gravity foul and surface water sewers requires a clearance of 3 meters and 3.5 meters respectively on either side of the gravity sewers to protect it from construction works and to allow for future access for maintenance.
 - No development or tree planting should be carried out within 3 meters and 3.5 meters of the external edge of the public gravity foul sewers and surface water sewers without consent from Southern Water.
 - No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 meters of a public sewers.
 - All existing infrastructure should be protected during the course of construction works.
- Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for a connection to the foul and surface water sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging

Arrangements documents which has now been published and is available to read on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

The disposal of surface water from this development shall follow the hierarchy within Part H3 of Building Regulations:

a) An adequate soakaway or some other adequate infiltration system.

b) A water course.

c) Where neither of the above is practicable: a sewer.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk by email at: SouthernWaterPlanning@southernwater.co.uk

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Further to the letter received today concerning Mr and Mrs Willis first floor balcony, we confirm we have no objections whatsoever and would be delighted to see a nice new one erected at the earliest opportunity	Noted

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

(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 to replace the existing rear balcony and steel spiral staircase with an extended balcony to the rear supported on steel supports and a glass balustrade to the rear and side elevations. The proposed balcony will have a depth of 3.9, a width of 3.4m the height from the ground floor to the floor of the balcony is approximately 2.5m. The proposal would not be visible from the streetscene of Bracklesham Road but would be visible from Seafarers Walk to the rear.
- 7.4 Bracklesham Road is mixed with a variety of house heights, styles and materials, many with balconies to the rear facing Seafarers Walk, the design of the balcony would not have a harmful impact upon the visual amenity of this area.
- 7.5 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

- 7.6 The proposal would not be visible from the frontage of No.34 therefore the properties to the facing the front elevation of the property would not be affected by the proposed development.
- 7.7 It is noted that similar developments have been carried out to properties in the surrounding area, resulting in significant views in to the application site and neighbouring properties from other balconies. Reduced privacy is therefore an accepted characteristic of the area.
- 7.8 It is therefore considered that the proposal would not lead to any loss of light, unacceptable overlooking, or appear overbearing and have negligible impact on the properties immediately adjacent to, opposite or to the rear of the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no objections have been received with respect to the scheme.

(iv) Flood Risk

- 7.9 The proposed development is only for replacement balconies and would have no impact on the flood risk of the site.

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/20/00511 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 30 June 2020

Location Plan - Received 30 June 2020

Block Plan - Received 30 June 2020

Existing and Proposed Floor Plans and Elevations - Drawing No. 4077.20 - Received 07 July 2020

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.