

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

5 Statutory and Non Statutory Consultations

No comments 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: 2

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
- (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 This application follows an application for a spiral staircase in this same location made in 2019 under application APP/19/00102 which was granted permission, however this did not include the other elements as proposed in this current application. This application also includes an extension to the first floor balcony area, increasing in depth by approximately 0.8 metres alongside the addition of a privacy screen on the South elevation and the relocation of the stairs linking the ground and first floor levels to be sited adjacent to the ground floor rear extension. At second storey level the rear elevation parapet wall would be removed and replaced with a glass and chrome

balustrade, accessed by the reinstated spiral staircase. The proposed materials include chrome and glass balustrade as well as deck timber to match existing.

- 7.4 Many of the properties within close proximity to the application site have been altered and have been developed at first and second floor level, some of which include terraces and balconies which have views over the nature reserve and Solent/Chichester Harbour. It is considered that the proposed works would be similar in nature and would not have a significant impact on the already varied outlook of the rear properties along this stretch of the Sandy Beach Estate. The proposed alterations would not be visible from the front elevation of the property.
- 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 This property already has permission granted for access to use the sun deck via the spiral staircase and therefore the main consideration of this application would be the impact of the balustrading as proposed to the rear elevation and alterations to the first floor balcony.
- 7.7 To the North of the application site is No. 21 Sandy Beach Estate. This is a property of similar design to No. 22, which is sited against the Northern boundary of the plot. The proposed sun deck would have views straight out towards the nature reserve as the parapet walls would be retained around the edges. The increase in the depth of the balcony at first floor level is not deemed to have any significant impact upon No. 21 in terms of impact on amenity. Although balconies are not, in the main, supported by the local planning authority, in this instance many of the properties possess viewing platforms at various levels. Properties to the North and South have developments which include balconies at second floor level.
- 7.8 To the South of the application site lies No. 23 Sandy Beach Estate. This is also sited against the Northern boundary of the plot. There is a flat roof extension located within the application site between No. 22 and No. 23 which houses a store and garden room. A 1.7 metre obscured screening would be located on the boundary of this side extension between the two properties which would have 4.2 metres in length. This is deemed to be adequate screening so as to protect the privacy of the neighbouring property.
- 7.9 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 Risk

- 7.10 This proposal would not result in any increased internal floor space therefore it is deemed that no further flood risk mitigation measures are necessary.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00074

(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:

A106 Existing street elevation and site sections

A107 Proposed site and location plans

A108 Proposed ground floor plan

A109 Proposed first floor plan

A110 Proposed elevations

A111 Proposed 3D views

A112 Proposed street elevations and site sections

Design And Access Statement received 30.01.2020

Flood Risk Assessment received 30.01.2020

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.