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Site Address: 6 North Crescent, Hayling Island, PO11 9LR  
Proposal: First floor extension and raising roof height; Juliette balconies to front and rear; cladding to first floor of all elevations. (Revised application).  
Application No: APP/18/00438 Expiry Date: 22/06/2018  
Applicant: Mrs K Ferguson  
Agent: Mr G Barker Case Officer: Karen Wooden  
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is a detached, residential bungalow located to the south side of North Crescent comprising elevations of cream render with a tiled pitched roof.
- 1.2 The property benefits from open vehicular access to the front driveway which facilitates offroad parking for approximately 2 vehicles.
- 1.3 Access to the rear garden is obtained via a side access which runs alongside the western elevation of the main dwelling. The rear garden is primarily laid to lawn and is enclosed by a timber fence which is approximately 1.8 metres in height and is further screened by a variety of established shrubs and vegetation.
- 1.4 North Crescent is a private residential estate which comprises a medium density of dwellings all of a similar age, albeit varied in terms of their size, scale and design.

## **2 Planning History**

APP/17/00884 - First floor extension and raising roof height; Juliette balconies to front and rear; cladding to all elevations (Approved 27/09/2017). Request to Discharge Condition 2 (03/04/2018)., PERM,27/09/2017

## **3 Proposal**

- 3.1 First floor extension and raising roof height; Juliette balconies to front and rear; cladding to first floor of all elevations. (Revised application).
- 3.2 An application was approved in 2017 for the above alterations, however during construction it became evident that the ridge height of the extension is 6.7m above ground level, which is 600mm higher than approved under application APP/17/00884. This application has therefore been necessary to regularise these alterations. This application also seeks to amend the approved materials, replacing the proposed first floor cladding with tile hanging.

#### **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)

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

#### **5 Statutory and Non Statutory Consultations**

5.1 No consultations required for this application.

#### **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: 2

| <b>Comment</b>                                                                                                                                                                                                                                      | <b>Officer Comment</b>               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| The Juliette balcony will clearly overlook my garden and sun terrace.                                                                                                                                                                               | Addressed in Section 7               |
| The value of my property will be reduced.                                                                                                                                                                                                           | This is not a planning consideration |
| The new extension rear window totally overlooks my rear garden and property and removes any privacy that I have. I dispute that my garden is "heavily screened from the application site by a variety of established trees, shrubs and vegetation". | Addressed in 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 It is not considered that the increase in ridge height by 600mm would significantly impact the character of the area. Furthermore it is considered that the proposed change of materials from cladding to tile hanging would be appropriate and not have a negative effect on the current streetscene.

7.4 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

7.5 Concerns have been raised in relation to the impact of the Juliet balcony to the rear of the property. However this part of the scheme is to remain the same as approved under application APP/17/00884, whereby the council was of the opinion that this non-step out feature would not directly overlook the residential properties to the rear. It is accepted that the Juliet Balcony will overlook part of the rear gardens of the properties to the south, however some degree of overlooking has to be accepted in areas of medium density such as this. The balcony faces towards the outbuilding and rear section of the garden. It is therefore not considered that the additional overlooking would be significant enough to justify the refusal of this application.

7.6 It is not considered that the increase in ridge height by 600mm would result in any additional loss of light, privacy, outlook or appear overbearing to the adjacent properties.

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).

## **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/18/00438 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:

Location and block plan - KF/P/07  
Existing elevations - KF/P/05  
Proposed elevations - KF/P/05a  
Existing ground floor plan - KF/P/01  
Proposed ground floor plan KF/P/03b  
Proposed first floor plan - KF/P/04a  
Section - KF/P/06

**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.