

Recommendation: **GRANT PERMISSION**

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Engineering/Drainage

No comment

Environment Agency

No comment

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: 1

Summary

- 6.1 We live at 34 Bracklesham Road and this is to confirm that we DO NOT require a privacy screen to be installed along the edge of the proposed 2nd floor terrace at 32 Bracklesham Road adjacent to 34 Bracklesham Road. If there were to be a privacy screen there, this would obstruct our far-reaching views from our 2nd floor balcony across the nature reserve to the sea.

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) Flooding
- (v) Parking

- (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 No 32 is positioned in a streetscene which contains a variety of dwellings that differ in design and size most of which are three storey in height including the adjacent neighbours No 34 and No 30 Bracklesham Road. Therefore the additional storey proposed on No 32 is considered to bring the dwellinghouse up to the building height of the surrounding properties which shall improve its overall appearance whilst not looking out of character to the other properties present. Materials also vary along Bracklesham Road and it is noted that a timber cladding is proposed to No 32. Although this material is not present in the direct streetscene of Bracklesham Road the palette of timber, cream, white, brick and render are and therefore the proposed cladding material is

considered to suit the locality and not detract significant character from the area.

- 7.4 The proposed development shall be within the existing building line and elevations of No 32 and are proposed to be approximately 2.9m high which is considered appropriate and proportionate to the scale of No 32. As a result the works are considered to not create an excessive bulk on the building nor appear oppressive within the streetscene of Bracklesham Road.
- 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 neighbouring dwellings that have the potential to be impacted are No 30 and No 34 Bracklesham Road which are the adjacent neighbours. Concern was raised with the agent that the proposal would lead to over-looking to both neighbours due to the terraces proposed to the front and rear of No 32 as these would over-look existing terraces on the neighbours properties and primary rooms within the dwellings. It was suggested that a privacy screen was erected between certain parts of the neighbour and terrace in order to reduce this impact and ensure privacy levels were maintained between the neighbours.
- 7.7 As a result of this No 34 Bracklesham Road wrote in to support the application in its current form and without the privacy screen proposed to the rear. The support stated that they felt the erection of the screen would block the view that they have from their terrace to the rear and that they would prefer for no screen to be erected. Although a level of harm is considered to be caused by the development in terms of over-looking, as the neighbour has written in support of the application and is aware of this impact the development would not substantiate a refusal of planning permission. The works are therefore considered to be acceptable in their current form and without a privacy screen between No 32 and No 34 Bracklesham Road.
- 7.8 No 34 has no windows in the south side elevation facing No 34 at first or second floor therefore the current relationship between the neighbours is considered to not be much altered as a result of the development and the new windows proposed on the north side elevation of No 32. A kitchen window is proposed in the north side elevation of No 32 at second floor however this shall be positioned towards the front of No 32 and shall look onto the flank wall of No 34 therefore maintaining privacy levels between the neighbours.
- 7.9 No 32 is positioned to the south side of No 34 and therefore the development has the potential to impact light levels reaching No 34. It is acknowledged that the dwellings shall retain a distance between themselves of approximately 3.5m which coupled with the modest height of the proposed additional storey and the design in being flat roofed is considered to not cause a significant additional loss of light to the ground floor windows in the south side elevation of No 34 nor the rear terrace. Therefore on balance the works are considered to be limited and acceptable.
- 7.10 The works proposed to No 32 include a front terrace to the south side of the dwellinghouse which has the potential to over-look a bedroom window opposite at No 30. As a result of this un-neighbourly impact a privacy screen has been requested and agreed by the agent and applicant to be erected to a height of 1.7m from the proposed finished floor level along the south side of the the front terrace in order to maintain privacy levels and prevent over-looking into No 30. This shall be conditioned as part of the decision to ensure it is erected to this specification prior to occupation of the

additional storey which is considered to satisfactorily address this concern.

- 7.11 A terrace is proposed to the rear of No 32 which has the potential to look into the amenity space of No 30 to the south however, the terrace shall be set away from the neighbouring dwelling by approximately 8m. The works shall also replace a bedroom window which has large clear glass panels that look out onto No 30 as existing and therefore the impact of changing this to an open terrace is considered to not result in a significant additional impact. It is also acknowledged that No 32 is situated in an area where an aspect of over-looking is expected due to the position of the dwellings and view to the rear therefore the proposed terrace is considered to contribute towards this but not be significantly harmful enough to warrant a refusal of planning permission whilst taking into account the neighbouring terraces which also cause a degree of overlooking.
- 7.12 Although the proposed development shall increase the height of No 32 the works shall be positioned to the north of No 30 and therefore light levels would not be significantly impacted nor shadowing created as a result. The existing windows in the north side elevation of No 30 already look onto the side elevation of No 32 and therefore the increased height is considered to not alter the outlook nor create an oppressive view from them. This coupled with the distance that the neighbours are set away from each other is considered, on balance, to result in a limited and acceptable impact.
- 7.13 The works have the potential to lead to an increase in over looking to the neighbours opposite but the works shall be set away and separated from the neighbouring dwellings by the highway. The works would also look out onto a space which is open to public view and not private and the impact caused as a result is therefore considered to be negligible.
- 7.14 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) Flooding

- 7.15 The proposed development is at second floor and will therefore not put the occupiers or members of the emergency services at any additional risk in the event of a flood

(v) Parking

- 7.16 The proposed development shall increase the bedroom numbers from 3 to 4 at No 32 and as such there is a requirement to provide three parking spaces onsite. The application site and block plan show that the application site can accommodate these spaces and more to the required size and as such the works are considered to accord with the parking SPD.

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/18/00569 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 Plan: Drawing No 419 PL01
Existing and Proposed Block Plan: Drawing No 419 PL02
Proposed Floor Plan: Drawing No 419 PL06 Revision P02
Proposed West and North Elevations Plan: Drawing No 419 PL07Revision P02
Proposed East and South Elevations Plan: Drawing No 419 PL08 Revision P02
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.
- 4 The second floor roof terrace hereby permitted shall not be brought into use unless and until the privacy screen shown on Drawing No. 419 PL08 Revision P02 has been provided to a height of 1.7m above finished floor level, with the obscure glazing panels fitted with an obscuration level which is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent). The privacy screen shall be retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.