

5 Statutory and Non Statutory Consultations

None.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 The proposal is to extend the existing rear dormer, installing new windows and french doors together with the creation of a balcony measuring 3.2 metres by 1.35 metres with a 1 metre high glazed balustrade. It is considered the resulting dormer would dominate the roof and taking into account the existing extensions to the property, could be construed as over-development of the site. Whilst the proposal is not directly visible from the street scene, it would appear ungainly and the relationship with the existing building would not be a cohesive form of development.

7.4 Although other properties in the surrounding area have the benefit of dormer windows, there are no other examples of balconies at two storey height in the neighbourhood and it is considered the proposal would be detrimental to the character of the area and set an undesirable precedent. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 and the adopted Design Guide 2011.

(iii) Effect on neighbouring properties

7.5 Although no objections were received, following the officer's site visit to the property it is considered that the proposal to extend the rear dormer and construct a balcony would be highly overbearing to the occupiers of 16 and 20 Park Avenue, particularly when using their rear amenity space. The floor area of the balcony would create a permanent, useable outside space and the proposed glazed balustrade is of a modest height. Consequently it is deemed the resulting loss of privacy to the neighbouring properties would be unacceptable and create a harmful degree of overlooking. As such,

the proposed development would have an adverse impact on the neighbouring properties which is contrary to the advice laid out in policy CS16 of the Core Strategy 2011.

8 Conclusion

- 8.1 The proposed balcony and dormer extension would result in an overbearing presence and unacceptable level of overlooking on the occupiers of the neighbouring properties at 16 and 20 Park Avenue. As such, the application is contrary to policy CS16 of the Core Strategy 2011 and is therefore recommended for refusal.
-

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/17/01066 for the following reason

- 1 The proposed balcony on the rear elevation is likely to give rise to direct overlooking of adjacent properties to the detriment of the amenities of the occupants of these properties. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.