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| Site Address:    | 34 Langstone Road, Havant, PO9 1RF |               |              |
| Proposal:        | Glass balcony to rear elevation.   |               |              |
| Application No:  | APP/17/00966                       | Expiry Date:  | 13/12/2017   |
| Applicant:       | Mr Hunt                            |               |              |
| Agent:           | Mr Mallen                          | Case Officer: | Bee Crawford |
|                  | Thorns-Young Ltd.                  |               |              |
| Ward:            | St Faiths                          |               |              |
| Site Visit Date: | 25/10/2017                         |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is a large older style detached property situated on a generous plot between Mill Lane and Langstone Conservation Areas. It has a slate tiled pitched and hipped roof and elevations of red multibrick and beige render. The site is level with open vehicular access to the front leading to a tarmac drive, with an area of paving and shrubs with a 1.2 metre high wall to part of the front boundary. The rear garden is mainly laid to lawn with a large outbuilding and shrubs and is enclosed to all boundaries by mature hedging and 1.8 metre high fencing.
- 1.2 Large two storey detached properties are to the north, south and opposite and a public footpath is to the rear with detached properties in Mill Lane beyond. The area is of low to medium density with large two storey detached properties of similar and individual age style and design.

## **2 Planning History**

APP/12/01057 - Single storey rear extension, permitted 17/12/2012.

## **3 Proposal**

- 3.1 The proposal is for the construction of a glass balcony to the rear elevation. The rear dormer which is shown on the plan can be constructed within the realms of permitted development and does not form part of this application.

## **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)  
CS17 (Concentration and Distribution of Development within the Urban Areas)

### Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)  
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

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

### **Conservation Officer**

Whilst the amended balcony is not ideal, it is not felt that it would cause an adverse impact on the nearby Mill Lane Conservation Area.

## **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: 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 for the construction of a balcony to the rear dormer (which is to be constructed within the realms of permitted development) and would be partially visible from the public footpath to the rear of the property. The area of the balcony measures 4.25 metres by 0.9 metres. Following Officer concerns regarding the potential impact on the neighbouring properties of overlooking and loss of privacy, amended plans were submitted extending the side panels of the balcony to a height of 2 metres which will be fitted with obscure glazing.

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 The depth of the balcony is considered to be modest, and following the submission of amended plans increasing the height of the side screens to 2 metres with obscure glazing, it is deemed any subsequent degree of overlooking would be comparable to that of a Juliet balcony which could be constructed under permitted development. As

such, it is considered that the balcony would not result in a loss of privacy to the neighbouring properties or the properties to the rear.

- 7.6 Consequently, it is considered that the proposal is unlikely to 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 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.

## **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/17/00966 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 external materials used shall be as stated under Section 11 (Materials) of the application form.  
**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.
- 3 The rear balcony shall not be brought into use until side screens with a minimum height of 2 metres from the floor level of the balcony have been installed and shall remain in situ thereafter. Such screens must be obscurely glazed with an obscuration level no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.  
**Reason:** To safeguard the privacy of the occupiers of the neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Location plan  
Site plan  
Drg no. 5120.12.2 Rev I Proposed floor plans and section plan  
Drg no. 5120.12.3 Rev F Existing and proposed elevations and roof plans  
**Reason:** - To ensure provision of a satisfactory development.