
Site Address:	50B Station Road, Hayling Island, PO11 0EQ		
Proposal:	Extension of existing balcony.		
Application No:	APP/16/01050	Expiry Date:	17/01/2017
Applicant:	Mr D Watt		
Agent:		Case Officer:	Harriet Pitney
Ward:	Hayling West		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located on the northern side of Station Road and comprises a two storey (with additional living accommodation in the roof), end of terrace dwelling with brick elevations and a concrete tiled pitched roof. The property forms the end of a uniformed terrace of 3 dwellings, all of which replicate each other in terms of their size, scale and design.

Access to the application site is obtained via a private shared access which also serves three other residential dwellings and the block of flats located on the corner of Station Road (No.46). To the west of the application site is the West Town Public House. A public footpath exists to the north of the application site which provides access through to Dances Way.

The property currently benefits from open vehicular access to the front driveway and the integral garage which forms the principal elevation. A timber close boarded fence (approximately 2 metres in height) forms the side boundary which separates 50A & 50B Station Road.

The area is residential in nature with a medium-high density of dwellings adjacent to the application site, all of a varying size, scale and design. 50, 50A and 50B Station Road are all of a similar style, scale and design as detailed above.

2 Planning History

APP/15/01292 - Erection of 1No. two storey dwelling., PERM,08/04/2016

3 Proposal

This application is for the extension of the existing balcony at first floor level. The proposed extension seeks to provide an additional 1 metre in depth to the existing balcony with circular steel support posts.

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

Not 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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
50, 50a and 50b are houses identical in appearance from the front. The houses currently look smart and uniform. Making a permanent structural alteration to the frontage of any one of the properties will negatively alter the aesthetic qualities of the block of houses as a whole. The plans make good proposals for the continued privacy between 50b and 50a, with the erection of a tall glass screen. Currently, each balcony extends only to the roofline and therefore acts as a noise barrier. By extending the balcony to beyond the roofline results in more of an impact on auditory privacy. This is a cause for concern which will affect the enjoyment of neighbouring balconies.	Please see section 7 of the Officer Report

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 to be acceptable in principle subject to the usual development management criteria.
- (ii) Appropriateness of design and impact on the character of the area
- 7.3 Whilst it is noted that the proposed development would be visible from the public realm, as discussed above the property is located on a private road with a shared driveway which serves 4 residential properties. Immediately adjacent to the application site is a new residential development which is accessed separately via Station Road and the West Town Public House. Whilst the proposal would be visible from this aspect, given the setback from the main highway it is not considered that the development would result in a negative impact upon the streetscene of Station Road.
- 7.4 Whilst it is acknowledged that the proposed balcony extension seeks to deliver a design which is different, contrasting from the existing uniformed arrangement of 50, 50A & 50B Station Road, it is important to note that the National Planning Policy Framework advises that planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.
- 7.5 Whilst the proposed design does essentially unbalance the current uniform arrangement of the terrace, taking into account the above guidance and furthermore the location of the application site away from the main street scene of Station Road, it is not considered that the proposed change to the external appearance of 50B Station Road would result in an impact which would be considered detrimental to the overall character of the area and which would therefore warrant a refusal of planning permission.
- 7.6 On this basis, the design and appearance of the proposal is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).
- (iii) Effect on neighbouring properties
- 7.7 The proposed balcony extension seeks to provide an additional 1 metre in depth to the existing arrangement. Whilst the initial proposal did raise some concern with regards to the impact on the privacy of 11 Dances Way, this was communicated to the agent and the initial plans were revised to provide privacy screens at a height of 1.75 metres in height to both the north and south elevations. In this regard, it is not considered that the proposal would result in any additional loss of light, privacy, outlook or overbearing to the properties immediately adjacent to the application site to such an extent which would result in an adverse impact on neighbour amenity.
- 7.8 Concerns have been raised in the form of a written representation regarding the additional noise generated and the impact upon residential amenity in this regard. Whilst it is acknowledged that the extension to the balcony could result in the intensification of its use being located immediately adjacent to the kitchen area, this increase is considered to be marginal given the location of the property being within an established urban residential area and the location of the balcony on the active frontage

of the dwelling, where vehicular access and pedestrian movements will be common both to the terrace of dwellings and Dances Way beyond. On this basis the potential impact on noise generation does not warrant a refusal of planning permission.

- 7.9 Consequently, it is considered that the proposal is likely to have a limited and acceptable impact on the amenity of the surrounding and adjacent neighbouring properties, therefore 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 a limited and acceptable impact on the neighbours which is considered to be appropriate in this established urban residential area. The proposal is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01050 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 Prior to the balcony being brought into use, the privacy screens to the North and South elevations (as shown on Drawing Nos 21614/02 Rev A & 21614/03 Rev A) shall be installed and shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent). The privacy screens shall be retained as such at all times 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan (Drawing No: 21614/01)- received 22nd November 2016
Block plan (Drawing No: 21614/01)- received 22nd November 2016
Amended existing and proposed plans (Drawing No: 21614/02 Rev A)- received 8th December 2016
Amended proposed first floor plan and elevations (Drawing No: 21614/03 Rev A)- received 8th December 2016
3 photographs as submitted detailing existing elevations- received 11th October 2016

Reason: - To ensure provision of a satisfactory development.