

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan
E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No comment

Councillor M Wilson - Hayling East

No comment

Councillor R Raines - Hayling East

No comment

Chichester Harbour Conservancy

The site sits outside of the AONB but immediately abuts its boundary and clearly seen from Seafarers Walk over the top of close-boarded timber fence panels. There is therefore potential to affect the AONB's setting.

Bracklesham Road is a mixture of modern chalet bungalows, traditional two storey housing and more modern styled architecture of 3 storey dwellings.

A detached, 3 storey, flat roofed, cream rendered dwelling adjoins to the east. A detached, 2 storey, red brick/concrete tiled flatted block adjoins to the west. There are some gaps between dwellings allowing fleeting views through to the AONB beyond. No contextual streetscene elevations have been submitted, nor any calculation of the increase to dwelling silhouette provided.

A modest first floor balcony exists at the rear, with metal railing balustrade and spiral staircase leading to the garden below.

As originally submitted, the proposal were to add an additional floor topped by two (different height) mono-pitched roof surfaces, with a much more substantial, full width balconies added at first and second floor levels, also accessed via a new spiral staircase positioned on the west side. This enlarged balcony would result in a foreshortening of a existing garage. Edging to each balcony would be glazed panels, those to the side/ends obscure glazed.

The new floor would be clad with fibre cemented ('Cedral') sheeting, partly continued down over part of the front elevation (no colour is specified on the application form for this material, albeit additional information supplied says this is to be light grey in colour).

Solar panels are proposed for most of the west facing roof surface, positioned around a large rooflight over a re-configured stairwell.

Front boundary treatment is being altered.

I note that amended plans have been submitted, but these apparently only clarify proposed materials and their colouring.

Whilst the property to the east is fully 3 storeys high, it has a flat roof. The roof form being proposed would create a much taller dwelling, representing a marked jump in scale from the flatted block adjoining to the west. This would appear incongruous in the street scene and not directly comparable to the immediate context of 46 Bracklesham Road.

Case Officer comment : Additional comments have been received following applicant submission of a streetscene drawing.

Given the further submissions and clarification of the Architect, The Conservancy withdraws its holding objection.

The site does impact on the setting of the AONB, with the back boundary of the plot comprising the AONB boundary. It was principally the views obtainable from Seafarers Walk which informed my earlier comments. The photograph taken/submitted by the Architect looks over part, but away from the AONB.

I accept the architecture/roofscape of Bracklesham Road is very mixed and the design at least has spilt the monopitch design to lower that towards the neighbour to the west.

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
We have no issue with the principle of the proposed development to add a second storey but we are concerned about overlooking from the roof terrace on the front (north-west) elevation. It is noted a 1.7m privacy screen is proposed on the south-west elevation but on the elevation facing our house, a glass balustrade is proposed. We request that this is amended to a privacy screen, or better still, the front elevation wall is raised, in a similar manner to the recent extension at 32 Bracklesham Road. It is noted that a sun canopy is proposed on the front balcony. Whilst this might be beneficial on a south facing aspect, it will not serve any useful purpose on a north-west aspect and will create unnecessary bulk, so we request it is omitted. Lastly, the proposal to raise the front boundary wall from 1.3/1.65 m to 2 m high is out of character with the open aspect of the front gardens of houses on this part of the street. Number 26 is unusual in having a front wall, and while we have no objection to the retention and redesign of the wall, it should be of a similar scale to the existing. We hope these small modifications can be made to address our concerns.	Frosted glass has now been added to the front balcony balustrading . Please note there is some element of overlooking to be expected on windows which overlook the road . Please see 'Planning Considerations ' section of the report. There has been some amendment to the wall height - please see 'Planning Considerations' section of the report.
Letter dated 26.11.21 Can I please bring to your attention to increase height to the front wall and gates. I feel that allowing the front wall to be raised any higher as to the existing wall and gate height would be at detriment to that part of the road and other properties on that side of the road or in other words it would not be in keeping with the other properties. I can only assume the owners have applied for this for privacy reasons but obviously have not considered people living on the other side of the roads privacy or outlook with regards to the second storey extension with balcony.	There has been some amendment to the wall height - please see 'Planning Considerations' section of the report. Frosted glass has now been added to the front balcony balustrading . Please note there is some element of overlooking to be expected on windows which overlook the road . Please see 'Planning Considerations ' section of the report.

So in short I am appealing against raising the height of the front wall and gates. As a footnote we have a lot of extensions proposed and repairs to pipe work etc done down this road in the last few years which has involved the destruction of our grass verges and interference to our getting in and out of our driveways by builders parking on the verges and cutting the grass up , to be honest with you we are sick of it, there is ample parking at the rear of the properties where this work will be carried out , can you please inform the new owners of no 26 of our concerns.

This is not a planning consideration.

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) Impact on the AONB
- (iv) Effect on neighbouring properties
- (v) Flood zone
- (vi) 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.

7.3 This application has been amended following its initial submission with the front boundary wall lowered in height from 2 metres as initially proposed to 1.65 metres due to case officer concerns raised in regards to the height of the wall and subsequent impact on the streetscene. In addition frosted glass has been added to the balustrading of the front elevation balcony proposed .

(ii) Appropriateness of design and impact on the character of the area

7.4 This proposal comprises the remodelling of the existing dwelling with an additional storey proposed which would add approximately 3 metres in height. The design would comprise of a mono pitched roof with solar panels and glazing on the western roof slope , a balcony to the front elevation at second floor level and balconies to the rear elevation at first and second floor levels accessed externally via a spiral staircase made from galvanised steel ; located to the rear. The existing corner windows would be removed with alterations to fenestration to include bi-fold doors providing access to all balconies except from the window serving the master bedroom at first floor level. Windows would be in powder coated aluminium in colour grey.

The balconies would also be made from a galvanised steel frame with glass balustrading to the rear and obscured balustrading to the side elevations. The balconies would project by approximately 2.5 metres. There would be no addition to the footprint of the dwelling however there would be an increase in floorspace with the additional storey. This would allow for the internal re-configuration of the dwelling with the main living space located in the second floor and bedrooms, study and lounge area in the ground and first floors. The rooms with balcony access include the master bedroom at first floor to the rear and living and dining rooms at second floor level, the front balcony would be accessed via the hallway also at second floor level.

- 7.5 At ground floor level there would also be bi-fold doors leading out into the rear garden. The existing front door would be replaced as would the windows as noted in the previous paragraph. The existing side elevation windows would be removed except from the ground floor bathroom windows. Proposed materials include white render to the ground and first floor elevations and vertical cladding to the additional floor and part of the first floor to the front elevation. This would be in either light grey or blue grey as specified in the material details document.
- 7.6 Other elements of the proposal include alterations to the rear detached garage this would be shortened in length with the garage to be used as a store. The utility room and store would be kept as is. The proposed front boundary treatment is also to be altered with the wall increased in height by approximately 37.5 cms. It is noted that the general character of the streetscene includes open boundaries, however this property does have an existing wall in place. The increase in height is judged to be relatively minimal with the materials kept the same with the white rendered wall and timber gates. The impact on the character of the area is not considered to be harmful.
- 7.7 The current streetscene comprises a vast mix of properties which differ in size, style and design. Consequently the proposed additional storey and addition of balconies are considered appropriate given the mixed character of Bracklesham Road. The proposed additional level would evidently add bulk to the existing dwelling - the mono pitched roof slope is different to surrounding roof slopes however as noted above there is existing variety in the surrounding area with a mixture of flat, pitched and mixed design roof styles. The proposed cladding is deemed to be in keeping with the road whereby again many of the properties incorporate a variety in material types.
- 7.8 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) Impact on the AONB .

- 7.9 This site is located adjacent to the Chichester Harbour AONB which is located to the south and east of the site. For this reason the Chichester Harbour Conservancy have been consulted and have responded with initial concerns in regards to the height of the proposal and the impact this would have on the AONB when viewed from Seafarers Walk which runs to the rear of the site. Following submission of a streetscene drawing the Chichester Harbour Conservancy have withdrawn objection to this proposal. In summary the proposal is not considered to result in harm to the AONB.

(iv) Effect on neighbouring properties

- 7.10 To the north east of the application site is no 28 Bracklesham Road which has also been extended upwards with the addition of an extra storey and has a total height similar to that proposed at no 26. The proposal would not extend any further back , only upwards and is not considered to cause any harm to the amenity of this property. Privacy screens would be proposed to the sides of the balconies to reduce overlooking back towards private amenity spaces.
- 7.11 To the south west is no 22-24 which has a height of around 7.5 metres. The proposal would not include any additional windows to the side elevation facing south west and the balconies would include screening to the sides minimising any direct overlooking. The additional storey is not considered to result in any harm to the amenity of this property.
- 7.12 Towards the front of the application site are nos 17-19 Bracklesham Road. There would be an additional balcony proposed to the front elevation which would include frosted glass to the front balustrading . There would be approximately 30 metres separation distance between the dwellings which would meet the minimum back to back distances as specified in the Havant Borough Design Guide. It is considered that as these areas are currently open to the public domain, this element of the proposal will not result in a significant increase in overlooking or loss of privacy, nor can it be evidenced that the balcony would result in a significant impact in terms of noise. Therefore a refusal of this application for these points could not be justified.
- 7.13 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).

(v) Flood zone

- 7.14 This site is located within Flood Zone 3 . The applicant has provided a Flood Risk Assessment stating that floor levels will be set no lower than existing levels and floor proofing measures will be incorporated where appropriate - it is noted there will be no extensions at ground floor level.

(vi) Parking

- 7.15 This proposal would result in no additional bedrooms and therefore no further parking allocation is required on site as per the Havant Parking SPD. The garage would be shortened however this is not judged to result in the loss of a parking space as this would not be wide enough to fit a modern vehicle. Furthermore the submitted site layout plan indicates the availability of up to 4 car parking spaces in addition to the garage.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area 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/21/01203 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:

509 PL05 REV P4 Amended proposed elevations
509 PL06 REV P3 Amended front garden wall and gates
Material details uploaded on the 16.12.2021
Flood risk assessment uploaded on the 23.11.2021
509 PL01 Location and block plan
509 PL04 Proposed floor plans
509 PL07 Alterations to garage

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 1.7m high side panels as shown on Drawing Number 509 PL05 REV P4 to the north east and south west sides of the first and second floor rear balconies hereby approved shall be obscure glazed to a degree of obscuration no less than Level 4 of the Pilkington Texture Glass scale (or equivalent), and shall be provided prior to the balconies first being brought into use. The side panels shall be retained and maintained thereafter in accordance with the approved details.

Reason: In the interests of the residential amenities of the adjoining residents having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.