
Site Address:	30 Northney Road, Hayling Island, PO11 0ND		
Proposal:	Construction of rear first floor balcony.		
Application No:	APP/21/00840	Expiry Date:	17/09/2021
Applicant:	Mr Day		
Agent:		Case Officer:	Joseph Toole
Ward:	Hayling East		

Recommendation: **REFUSE PERMISSION**

1 Site Description

30 Northney Road, Hayling Island, is located to the north side of Northney Road. The application site is a semi detached two storey property comprising of grey render with concrete roof tiles. Vehicular access is from Northney Road with parking to the front.

The property is located within a residential area with surrounding properties of similar style and design.

The application site is just outside the Chichester's Area of Outstanding Natural Beauty to the north of the site.

2 Planning History

05/53686/001 - Single storey front extension, first floor rear extension and conservatory including external spiral staircase., REF,14/03/2005

05/53686/002 - Single storey front extension, first floor rear extension and conservatory including external spiral staircase., bUNK,04/08/2005

APP/21/00687 - Variation of approved plans of Planning Permission 05/70801/000 relating to balcony and staircase., WD,09/08/2021

3 Proposal

Construction of rear first floor balcony.

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)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Chichester Harbour AONB Unit Recommendation – No objection

The adopted guidance requires a clear demonstration that no harm is caused to the AONB. The site is located within an urban settlement built-up location within the AONB.

Suggested considerations: -

- schedule of materials to be as indicated on submitted application forms.
- any and all glazed windows / rooflights doors should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times in order to minimise and reduce the amount of light illumination of the new window openings to comply with the Dark Skies approach and to limit disturbance to wildlife.

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling West Ward

No Comment.

Councillor R Raines - Hayling East

No Comment.

County Ecologist

Thank you for consulting me on this application. Thank you for your patience.

The application site is situated within close proximity to areas of land used by overwintering bird species associated with the Chichester & Langstone Harbours SPA. Given the nature of the proposals I would not expect there to be any impacts arising from noise or visual disturbance. No further information is necessary.

If you have any queries please don't hesitate to contact me.

Natural England Government Team

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: 2

Comment	Officer Comment
(redacted) We have no issues with the plan and support it	

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) Ecology

(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 proposed development would involve the construction of a rear first floor balcony facing out onto the rear garden. It would serve the master bedroom and would have a width of approximately 3.4 metres, a depth of approximately 1 metre with a glass balustrade at a height of approximately 1.1 metres.

7.4 The proposed works would not be readily visible from the street scene thus it is considered to be inkeeping with the character of the area.

7.6 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, or the adjacent AONB.

(iii) Effect on neighbouring properties

7.7 Policy CS16 of the Havant Borough Core Strategy 2011 states planning permission will be granted for development that does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

7.8 On the east side it would be possible to stand out onto the proposed balcony and directly overlook the private amenity space of No.31 Northney Road. Despite the doors onto the balcony opening inwards due to the depth of the balcony being approximately 1 metre in depth would result in significant harmful overlooking to the

private amenity area of the neighbour's garden.

- 7.9 On the west side it would be possible to stand out onto the proposed balcony and directly overlook the private amenity space of No.29 Northney Road. Despite the doors onto the balcony opening inwards due to the depth of the balcony being approximately 1 metre in depth would result in significant harmful overlooking to the private amenity area of the neighbour's garden.
- 7.10 To the rear views from the proposed balcony would face out onto the fields therefore it is not considered to cause overlooking on this side.
- 7.11 The proposal would cause unacceptable harm to the amenity of neighbours through the loss of privacy and therefore is contrary to Policy CS16 of the Havant Borough Core Strategy and the National Planning Policy Framework.

(iv) Ecology

- 7.12 Due to its location the County's Ecologist was consulted on the application raising no objection.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have an unacceptable and significant impact on neighbours properties and is therefore considered to be inappropriate and recommended for refusal.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/21/00840

- 1 The proposed balcony 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.