

09/59612/006 - Revision to replacement dwelling approved under planning permission 05/59612/005. Removal of sloping skylights on the east elevation, replacement of circular opening skylight on the flat roof at first floor level with rectangular opening skylight, glazed infill panels on balconies and replacement of fixed windows on east elevation with casement windows and modification of the front access ramp., PERM,21/04/2009
APP/19/00129 - First floor front, rear and side extensions., REF,04/04/2019
APP/20/00412 - Proposed first floor front and rear extensions to include Juliet balconies; proposed lift., PERM,16/07/2020
APP/21/00093 - Proposed first floor front and rear extensions to include Juliet balconies; proposed lift. Revision relating to amendment to loft shaft as approved under APP/20/00412., PERM,16/03/2021

3 Proposal

Variation of condition 2 of Planning Permission APP/21/00093 relating to revised balcony style to north elevation.

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

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

Chichester Harbour Conservancy
No comment received

Councillor Brenda Linger - Hayling West
No comment

Councillor Clare Satchwell - Hayling West
No comment

Councillor I Scott Hayling West

No comment

Environment Agency

No comment received

Langstone Harbour Board

I refer to your letter dated 22 October 2021 and the detailed drawings viewed on the Havant Borough Council website concerning the above planning application.

The Board's Planning Sub Committee has considered this application and has no objections to the proposals .

Natural England Government Team

Natural England currently has no comment to make on the variation of condition 2 of APP/21/00093. Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us any further consultations regarding this development, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

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: 0

Comment	Officer Comment
No comments received	

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 This proposal seeks to vary condition 2 of application APP/21/00093 in order to add a balcony at first floor level to the rear (north facing) elevation accessed via the rear bedroom 1. The balcony would be supported by posts and would have dimensions of approximately 1.5 metres depth, 4.5 metres width and floor level in line with the existing first floor. The balcony would be served by the existing doors which currently form a juliet balcony serving the rear bedroom 1. The proposed balcony is considered to be of a modest depth and acceptable design it is deemed to be in keeping with the coastal siting of the property.
- 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 To balcony would come approximately level with the first floor rear elevation of The Deck House to the west and would not lead to overlooking of rear windows. It is noted that the property did previously benefit from a balcony in this siting prior to subsequent planning applications. Whilst this was previously set further back than proposed the views would not be substantially different than previous and the degree of overlooking is not deemed to be harmful enough to justify a refusal given the context of the site.
- 7.6 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). 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.
-

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01131 subject to the following conditions

- 1 The development must be begun not later than 15th March 2024 .

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:

411 Proposed floor plans
511 Proposed elevations
18105 -110B - Amended site plan

Reason: To ensure provision of a satisfactory development.

- 3 At no time shall the flat roof area to the east of the second storey , accessed via the lift door hereby permitted be used as a balcony without prior written approval from the Local Planning Authority.

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.

- 4 The external materials used 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.