
Site Address:	56B Bracklesham Road, Hayling Island, PO11 9SJ		
Proposal:	Replacement of existing timber two storey rear balcony, with steel frame glazed balcony, external spiral stairs and external rear raised deck area including side access deck.		
Application No:	APP/16/00369	Expiry Date:	07/06/2016
Applicant:	Mr & Mrs McDermott		
Agent:	Mr P Hamblin	Case Officer:	Tina Pickup
	H J Concepts Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

No.56B is located on the south side of Bracklesham Road towards the eastern end of the road, close to the foreshore. It is sited between other 3 storey dwellings but immediately to the west No 56 has a large side garden that is in effect an undeveloped plot. The character of the area comprises detached dwellings set within narrow plots and the application site benefits from a relatively long garden for the area, some 26m, but it has a steep ditch running east-west through the middle of the garden. To the south, the properties in Seafarers Walk are two stories and the back to back separation from the application site and No 9 Seafarers Walk is some 53m. Most of the dwellings are set back from the road having off street parking to the front.

The application site has a smaller footprint than its neighbour to the east and is approximately aligned at the front such that the rear elevation is stepped back from No 58. The application dwelling has recently been refurbished and is now white rendered with grey cladding to the eaves line of the shallow mono-pitch roof having a modern appearance. The original timber balcony at both ground and first floor has been completely removed from the site. The rear garden is bounded with 1.8m high close boarded fencing on all sides. No 58 has a large ground floor conservatory with small balcony at this level, and No 56 has a flat roof with sitting out area behind a parapet wall which is in effect at 2nd floor. Several other dwellings in the vicinity have various Juliette or full balconies to make the most of the local views.

2 Planning History

88/51336/1 - Three detached houses with integral garages on land between 56 and 60, as amended by plans received 22nd March 1989 and 28th March 1989 permitted 30/3/89 - Extant as 2 dwellings now implemented

05/52808/004 - Construction of 1 no detached 3 storey house with integral garage Permitted 16/01/06

APP/15/00492 - Installation of cladding to upper two floors of dwelling., PERM,08/07/2015

3 Proposal

The application seeks permission for the construction of a steel framed glazed balcony, central external spiral stairs and external rear raised deck area including side access deck. The ground floor deck would be circular and project a total of 7.5m from the rear elevation and also have a 2m rear projection across the whole width of the

house and beyond to join the western boundary fence with a 1.1m high smoked glass balcony. A central spiral staircase would go up from the circular decking to a first floor full width balcony which would be part 2m deep and part 2.7m deep and also have a 1.1m high smoked glass balcony. At first floor level at the western end a 2m high glass screen is proposed.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

and Borough Design Guide Supplementary Planning Document, 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist - not required

Chichester Harbour Conservancy - none received

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: original conifers shielding us removed; 3 storey house overlooking 2; oppose any increase in size of walkway around 2nd floor; request glass used on 2nd floor be opaque and 1.5m high; note that when a third floor was added to adjacent house 2 silver birch trees were conditioned to be planted and this successful in summer and should be repeated in this case.

Comment: The objector from Seafarers Walk refers to 06/68152/002 at 58 Bracklesham Road for Alterations to loft and raising of roof to provide 2nd floor living accommodation. A condition required a tree planting scheme along the southern

boundary.

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) Impact upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Flood Risk

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

The proposed development is entirely to the rear and will have no impact on the streetscene. Due to the sites proximity to the foreshore then long distance views across other residential gardens may be possible from the beach, but would be just glimpses. Generally there would be no detrimental visual impact from any public viewpoint.

(iii) Impact upon residential amenity

The application dwelling has always had a timber railed balcony at both ground and first floor levels which were both 2m deep across the whole width of the house. The current proposal seeks to replace the timber structure with a steel framed glass structure that, at first floor, would be marginally increased in depth across half the width of the house, to 2.7m. The proposed central external spiral staircase would also add to the extent of balcony area. The objection letter comes from 9 Seafarers Walk to the rear which is a substantial 2 storey dwelling with large single storey conservatory. It is noted that this dwelling is some 53m away and the boundary is a 1.8m high close boarded fence. The lack of any vegetation in the application site does result in the feel of an open and exposed site with considerable potential to overlook adjacent properties.

Policy CS16 clause e) seeks to protect the amenity of neighbours from overlooking. It is accepted that the area is characterised by other dwellings with first and second floor balconies and sitting out areas making the most of the sea views, and as a consequence there is generally a high level of cross overlooking possible. Whilst the site has always had a first floor balcony there is no doubt that the slightly increased area and central external staircase will lead to a perception of greater overlooking by the occupiers of 9 Seafarers Walk. The applicant has offered to plant 2 silver birch trees in the south-eastern corner of the site which would help to provide some soft screening and defuse the direct view - an amended plan has been submitted showing such. Given that the separation distance is well in excess of the recommended minimum in the Borough Design Guide, this offer of planting by the applicant is considered to be a positive gain to satisfactorily alleviate the neighbours concerns.

In terms of the adjacent dwellings, the siting of the application site further back from No 58 means that the angle of vision is partly blocked by the side elevation of No 58. Furthermore 2m high smoked end panels are proposed which would also help to protect adjacent properties from any additional overlooking. It is considered that the impact on the amenity of adjacent occupiers would be no greater than the previous timber structure.

(iv) Flood Risk

The proposed development is only for replacement balconies and would have no impact on the flood risk of the site.

8 Conclusion

It is considered that there would be a marginal increase in the perception of being overlooked by the occupiers of the dwelling to the south, and the offer of planting has satisfactorily mitigated against this and has been shown on a revised plan. Otherwise the proposed replacement balcony and external staircase are considered appropriate to the site and area and recommended for conditional permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00369

(A)

(B) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The two silver birch trees shown on the approved plans shall be planted within the first planting season following the substantial completion of the hereby approved balcony and external staircase, unless otherwise agreed in writing by the Local Planning Authority. Any trees which are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within the first 5 years shall be replaced before the end of the next planting season.
Reason: To provide adequate screening in the interests of residential amenity and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Plans & Elevations Drawing No 16-1103-Ex01

Proposed Plans & Elevations Drawing No 16-1103-P02 Rev A

Reason: - To ensure provision of a satisfactory development.