

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

5 Statutory and Non Statutory Consultations

Southern Water

No objection. Please note there is a surface water sewer within the site.

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: 0

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
- (iii) Effect on neighbouring properties
- (iv) Flood issues

(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 control criteria.

(ii) Appropriateness of design

7.3 The proposal is for the provision of a second floor corner balcony to the front of the property which would be visible from the public realm, and upgrading the rear terrace balustrade and gable. There will be no increase in the footprint of the property and the creation of the new balcony is considered to be a modest addition to the dwellinghouse. The development is judged appropriate in context to the main building, meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable. It is therefore deemed there would be no adverse impact on the existing streetscene or the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 The proposed new balcony would be visible from the neighbouring properties to the east and north (opposite) due to the nature of the scheme, however, it does not extend beyond the side or front elevation of the property. Whilst the balcony could be perceived to increase the level of overlooking to the property to the east, there are existing large rooflights on this roofslope and no side windows in the western elevation of number 56 Bracklesham Road at second floor level, which is approximately 5.5 metres away. The terrace to the rear of the property is closer in proximity to the rear garden of number 56, consequently a degree of overlooking already exists. The properties opposite are in excess of 10 metres away and it is deemed any impact would be negligible. It is considered the replacement balustrade to the rear terrace and cladding to the rear gable end would have a minimal impact on the neighbouring properties.
- 7.5 It is noted that similar developments have been carried out to properties in the surrounding area, resulting in significant views in to the application site and neighbouring properties from other balconies. Reduced privacy is therefore an accepted characteristic of the area.
- 7.6 It is therefore considered that the proposal would not lead to any loss of light, unacceptable overlooking, or appear overbearing and have negligible impact on the properties immediately adjacent to, opposite or to the rear of the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no objections have been received with respect to the scheme.

(iv) Flood issues

- 7.7 The site is within Flood Zone 3, however the proposed development is for the provision of a new second floor balcony and upgrading the existing fenestration. Therefore it is considered the development would not put the occupiers or employees of the emergency services at any additional risk in the event of a flood.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01315 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 Compulsary Purchase Act 2004.

- 2 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable together with new brown plastic cladding to the rear gable end.

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Drg No 001 Existing floor, elevations and block plan

Drg No 101 Proposed floor, elevations and block plan

Reason: - To ensure provision of a satisfactory development.