
Site Address:	5 Nile Street, Emsworth, PO10 7EE		
Proposal:	Replacement of existing balcony.		
Application No:	APP/15/00383	Expiry Date:	08/06/2015
Applicant:	Mr M Lawson	Team:	Team 2
Agent:		Case Officer:	Tina Pickup
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

5 Nile Street is a 3 storey terraced dwelling located on the north side of the road (which is one-way) located within Emsworth Conservation Area. To the rear is a half width, flat roofed single storey extension whose roof is used as a balcony. Currently there are steps down from this decked balcony that follow the rear boundary into a small enclosed rear garden. Both the steps and decked balcony are currently in a poor state of repair. The northern boundary wall is approximately 4m high and abuts the vehicular access/courtyard of Frobisher Gardens. Both No 7 & 9 Nile Street also have first floor rear balconies - No 7 is full depth with modern glazing/screening whilst No 9 is half depth with iron railing surrounds.

2 Planning History

06/66659/000 - erection of single storey rear conservatory Permitted 8/9/2006

3 Proposal

This application seeks to replace the old decked balcony with a new hardwood deck and stainless steel and glass balustrade. It is intended to completely remove the existing stairs down to the garden and have sole access through the first floor room. The resultant balcony footprint is almost a like for like replacement with a very marginal reduction in useable area; the surrounding rail height would be 1.1m high with glass panels - and it is intended to obscure glaze the north facing glass panels.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)

Emsworth Conservation Area Character Appraisal, approved March 2010

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy: None received
Conservation Officer - verbal conversation: No objection

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: 16

Number of site notices: At least one site notice exists - 1

Statutory advertisement: 24/04/2015

Number of representations received: 1

Summary: Would like reassurance that replacement balcony does not significantly increase area of existing balcony which overlooks front of our house

Comment: email sent confirming area marginally smaller

7 Planning Considerations

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) Effect on the character and appearance of the area and Conservation Area
- (iii) Impact on residential amenity

(i) Principle of development

The site lies within the built up area of Emsworth where new development is acceptable in principle, subject to policy and detailed development control considerations. The location of the site within Emsworth Conservation Area requires greater care in the consideration of the details to ensure that the statutory duty to preserve or enhance the character of the Conservation Area is achieved.

(ii) Effect on the character and appearance of the area and Conservation Area

The Emsworth Conservation Area Character Appraisal identifies Nile Street as "a relatively new street, built at the later part of the 18th century between St Peter's Square and the Mill Pond. It is straight and narrow with a mixed character of older and modern town houses, one remaining works building and with smaller cottages towards its west end at Bridgefoot Path". The proposed replacement balcony to the rear will not affect the character of Nile Street at all, being only visible from the more recent/modern Frobisher Gardens. It is therefore considered that the proposal would

preserve the visual appearance and character of the Conservation Area, in accordance with Policy DM20.

(iii) Impact upon residential amenity

The existing balcony at first floor has a 'privacy screen' on its northern end (a fence panel) adjacent the vehicular access/parking area serving the frontage of dwellings in Frobisher Gardens. Being adjacent the more public frontage area the replacement balcony would not affect the private amenity areas of residents in Frobisher Gardens - it is proposed to use obscure glass for the northern end panels to maintain existing privacy levels. No 7 Nile Street to the west has a similar glazed balcony and there is a dividing high brick wall protecting privacy between neighbours. No 3 will be less impacted than is the current case, as a result of the removal of the external staircase. It is considered that the renewal of the balcony with modern materials would have no additional harm on the amenity of neighbours and is therefore compliant with Policies CS11 (4) and CS16 e).

8 Conclusion

The proposed replacement balcony would not cause any harm to neighbouring residential amenity, and is considered visually appropriate to Frobisher Gardens. It is therefore recommended for planning permission, subject to appropriate conditions.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00383, (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 external materials to be used shall be as specified in the submitted details, including provision of obscure glass panels on the northern end, unless otherwise agreed in writing with the Local Planning Authority. Thereafter the end panels shall at all times be and remain glazed entirely with obscure glass.
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 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
 - 1:1250 Location Plan
 - 1:500 Block Plan
 - Photographs of Existing Balcony
 - 1:50 Existing Balcony Plan
 - 1:50 Proposed Replacement Balcony Plan
 - 1:25 Balcony Detail Plan
 - Terrace Structural Details Drawing No 142855-01

Reason: - To ensure provision of a satisfactory development.