
Site Address:	29 Rogers Mead, Hayling Island, PO11 0PN		
Proposal:	First floor rear balcony.		
Application No:	APP/15/00069	Expiry Date:	20/03/2015
Applicant:	Mr G Elite	Team:	Team 1
Agent:	Mr J Dancer	Case Officer:	Stephen Andrews
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located within the settlement area of Hayling Island, within a residential area comprising of similar detached dwellings. To the east of the site is open farm land that is not included within the settlement boundary.

The application property is a two storey detached dwelling, with rear conservatory, integral garage and hardstanding to the front. The site benefits from good boundary screening to the rear with neighbouring dwellings well spaced from the application property. It was noted that immediate neighbour 31 was set approximately 1m further back from the application dwelling.

2 Planning History

None

3 Proposal

Erection of rear balcony with 1.7m high privacy screen to both side elevations. The balcony would extend 1m from the rear elevation (first floor bedroom).

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

None

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

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

(i) Principle of development

The application site is situated within the urban area of Hayling Island where development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

The first floor balcony would be located to the rear of the site and as such would not be visible from the Rogers Mead streetscene. However there is a footpath that runs along the northern boundary, with further pedestrian access to the east, which would allow some views of the new balcony.

Notwithstanding the above the scale of the balcony is modest and would not detract from the residential appearance of the dwelling. It is understood that the owners wish to maximise on the open views to the east and it is not considered that the development would be out of keeping or visually intrusive.

It is therefore considered that the development would accord with the relevant criteria of policy CS16 of the Core Strategy.

(iii) Impact upon residential amenity

Having visited the site it was considered that the open aspect balcony originally proposed would result in an unacceptable increase in overlooking and loss of privacy to adjoining neighbours. However, in the interests of working with the applicant and to overcome this concern the applicant has now included a 1.7m high privacy panel to both side elevations of the balcony. This provision can be re-informed by planning condition.

It is considered that with the privacy screens in place that the views from the balcony would be concentrated towards the open land to the rear (east). As such it is not

considered that the development would now result in unacceptable harm to the residential amenities of adjoining neighbours by reason of overlooking and loss of privacy.

It is therefore considered that the development would accord with the relevant criteria of policy CS16 of the Core Strategy.

8 Conclusion

Having regard to the above information it is not considered that the proposed balcony would result in harm to the character and appearance of the area or unacceptably harm neighbour amenity. It is therefore recommended that planning permission be granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00069

(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 opaque glass privacy screens shown on the approved drawings shall be provided prior to the balcony being brought into use, and shall at all times thereafter be maintained at a minimum of 1.7m in height and at all times remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
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 2012.

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

Location Plan - 1:1250 date stamped 16 January 2015

Proposed Floor Plan date stamped 16 January 2015

Amended rear elevational drawing received 18 March 2015 showing balcony with privacy screen

Amended side elevational drawings received 18 March 2015 showing balcony with privacy screen

Reason: - To ensure provision of a satisfactory development.

