
Site Address:	136 Southwood Road, Hayling Island, PO11 9QH		
Proposal:	Retention of glass balcony extension to rear of property.		
Application No:	APP/14/01200	Expiry Date:	19/01/2015
Applicant:	Mrs J Cook	Team:	Team 1
Agent:		Case Officer:	Sally Smith
Ward:	Hayling East		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

The dwelling is a detached chalet bungalow that is on the south side of Southwood Road with the south side facing the promenade walk. on the south side is a balcony constructed of glass panels with white pvc posts. There was a balcony existing to the west side of the property. It has already been extended to the east to provide 3 more panels.

2 Planning History

99/63673/001 - Dormer and balcony permitted 26/2/99
07/63673/004 - Rear conservatory/sunroom permitted 20/11/07

3 Proposal

The proposal is to retain the balcony that has been constructed to extend the existing one on the western side of the property. It has been constructed to match with glass panels and white pvc posts and provides an additional width of 4.3m. It is 2.7 m from the boundary of 138 to the east. See photos in the application.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None. Whilst an enforcement case no representations have been 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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(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 proposal is on the south side facing the promenade and the beach/sea. It has been constructed to match the existing balcony at the western end of the property. It looks totally in keeping and there are many other balconies on the south side of the Southwood Road properties that face the sea..

(iii) Impact upon residential amenity

The balcony is 2.7m from the boundary with the neighbour. The property to the east is a bungalow that extends a considerable distance to the south of the application property. Any balcony user will look at the pitched roof of the neighbour and over the flat roofed extension on its south side. There is a small high level window in the side of the extension; in the side alongside the balcony area is an obscure glazed window. It is not considered that the balcony will result in any shadowing or overlooking that would be detrimental to the neighbouring property.

8 Conclusion

The balcony that has been erected is considered acceptable. No conditions are proposed but for the standard plans condition as the application is retrospective. I

have changed the coding to RPP.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/14/01200

- 1 The development hereby permitted shall be in accordance with the following approved plans:

1:1250 Site Plan
Elevational Drawings 1:500 and 1:20
Floor Plan 1:500
Photos 1 to 4.

Reason: - To ensure provision of a satisfactory development.