
Site Address:	3 Earnley Road, Hayling Island, PO11 9SU		
Proposal:	New balcony over existing rear extension and access door from rear dormer, new window to front elevation.		
Application No:	APP/14/00118	Expiry Date:	04/04/2014
Applicant:	Mr McDonald	Team:	Team 1
Agent:	Stride & Son	Case Officer:	Heather Lealan
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

3 Earnley Road, PO11 9SU. This is a two storey dormer style dwelling as detailed by the existing elevations plan. It is located on the northern side of Earnley Road, to the north of the site is an open field and beyond the shore and harbour. There are other examples of balconies within the locality which take advantage of the open views to the harbour. The adjacent neighbour to the east of the site has a ground floor rear extension forming a kitchen.

2 Planning History

No relevant planning history

3 Proposal

New balcony over existing rear extension and access door from rear dormer, new window to front elevation. - This application as submitted included a glazed external staircase. It was considered that such a staircase would create direct overlooking into the neighbouring dwelling to the east of the site and as such the plans were amended and the staircase omitted from the proposal.

4 Policy Considerations

National Policies

The National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)
DM9 (Development in the Coastal Zone)

Borough Design Guide Supplementary Planning Document to Core Strategy

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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 and impact on the character of the area
- (iii) Impact on neighbouring properties

(i) Principle of development

The application site lies within the urban area and as such extensions and alterations are acceptable in principle provided they meet the detailed development control policies of the development plan.

(ii) Appropriateness of design and impact on the character of the area

The dwelling within the site is a two storey chalet style dwelling house of a design consistent with those in the locality. It is considered that the additional proposed window to the front elevation would be in keeping and would not be harmful to the appearance of the dwelling.

Balconies are also an existing feature to the rear of some dwellings within the locality; to take best advantage of the views out to sea. It is considered that this scheme would result in a design that would accord with this location and policies CS16 and DM9.

(iii) Impact on neighbouring properties

It is not considered that the proposal will create a negative impact on the amenities of the occupiers of either the adjoining or adjacent dwellings. This is because of the existence of the balcony to the dwelling directly west of the application site, resulting in rear gardens that are already overlooked. Therefore it is not considered that the addition of a balcony at 1st floor level to this dwelling would alter the existing situation to a substantial extent. Particularly as the dwelling to the east has been extended at ground floor level this limits the possibility of views into the dwelling. (Such views

would have been possible had the staircase not been removed from the proposal as submitted.)

The window to the front elevation will not create unacceptable issues of overlooking.

8 Conclusion

- 8.1 It is considered that the scheme is acceptable in regard to national and local plan policies, particularly relevant policies to this scheme being CS16 and DM9.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00118 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 match in type, colour and texture those on the existing building.
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:

Location plan and Block Plan Dwrg.No 1094-dpa-01 received 3 February 2014
Existing and Proposed Floor Plans Dwrg.No 1094-dpa-03 received 3 February 2014

Existing Elevations Dwrg.No 1094-dpa-04 received 3 February 2014
Proposed Elevations Dwrg.No 1094-dpa-05 rev a received 6 March 2014

Reason: - To ensure provision of a satisfactory development.