
Site Address:	21 Frankland Terrace, Emsworth, PO10 7BA		
Proposal:	First floor balcony to rear.		
Application No:	APP/14/00326	Expiry Date:	21/05/2014
Applicant:	Mr Wildman	Team:	Team 2
Agent:	Look Design & Build	Case Officer:	Rachael McMurray
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in Frankland Terrace which is located in Emsworth Town centre in the Emsworth Conservation Area. It comprises a mid terrace property which is one and half storeys in height. On the front elevation it has three separate garage doors at ground floor level and two pitched roof dormers at first floor. The levels fall away at the rear site and there is a set of steps leading from the back door down into the garden.

2 Planning History

None relevant

3 Proposal

First floor balcony to rear elevation with iron railings. The balcony would be supported by a brick pier extending up from the rear garden. Amended plans were received on 16/5/14 to show the balcony with amended screening. Therefore the proposal now includes a 2m high brick built screen on the north west elevation and a 1.8m high half brick, half glazed screen on the rear/ north east facing elevation.

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF

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

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy:
No objections

Conservation Officer:
No objections

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: 14

Number of site notices: 1

Statutory advertisement: 11/04/2014

Number of representations received: 1

One objection was received against the application which raised the following points:

- i. The balcony would result in a direct overlooking of No. 18 Frankland Terrace.
- ii. The balcony screen should be made higher and extend around the corner of the balcony to reduce the overlooking.

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 on the neighbouring properties

(i) Principle of development

7.2 The proposal is located in an urban area whereby development is considered to be acceptable in principle subject to other development management considerations.

(ii) Impact on the neighbouring properties _

7.3 The rear elevation of No.22 comprises a forward and a rear section. The balcony would be located on the non projecting part of the rear elevation. As such, the balcony would be obscured from view from No. 22 by the projecting section and therefore no overlooking of this neighbour could occur.

7.4 With regards to No. 20, this property also has forward and rear section on the rear elevation. However, this is handed and therefore the non-projecting section is adjacent to the non-projecting section of the rear elevation of No. 21. As such, the balcony would allow views over the neighbour. To avoid this impact, a 1.8m high brick screen has been included along the side facing / north west elevation. The height of the brick wall, with the addition of the 1.8m high screen would appear fairly prominent when viewed from within the rear garden of No. 20. However as the balcony would only extend past the rear building line of No. 20 by 110mm and would be set off the shared boundary by 80mm, it is considered that the visual impact would be minimal and would not constitute a refusal of the application.

7.5 No. 18 sits at a right angle to No's 20 and 21 and therefore the rear elevation of No.

18 is currently directly visible from the rear outlook of No. 21. Concern has been raised that the balcony would result in a further direct overlooking of No. 18 and a loss of privacy. In order to address this concern, amended plans were submitted which propose a 1.8m high screen along part of the rear / north east facing elevation of the balcony. The screen would include be vertically divided to include half brick and half obscure glazing and extend 1m along the width of the balcony. This would reduce the line of vision available towards the north east direction and therefore reduce the potential to overlook the rear No. 18 anymore than what currently exists.

8 **Conclusion**

As amended plans have been submitted which address the issue of potential overlooking, the application is considered to be acceptable and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00326 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 1.8m high privacy screen to the side elevation and part of the front elevation of the balcony hereby approved shall be fully constructed and installed in accordance with drawing no. PA-047-03A before the balcony is brought into use and shall be fully retained at all times thereafter. The glazed part of the balcony screen along the front elevation of the balcony shall be glazed at all times 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.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing site. block and elevation plan - Drwg No. PA-047-01A
Proposed block plan, rear and side elevations - Drwg No. PA-047-03A

Reason: - To ensure provision of a satisfactory development.