



Date: 5th December 2024
Our Ref:
Your Ref: APP/24/00571

Mr R. Riley,
Planning Officer,
Havant Borough Council,
Planning Services,
Public Service Plaza,
Civic Centre Road,
Havant,
PO9 2AX

Dear Mr Riley,

**Re: SPINDRIFT, FERRY ROAD, HAYLING ISLAND, HAVANT, HAMPSHIRE, PO11 0DG
FIRST FLOOR SIDE EXTENSION**

S73 Application: Variation of Condition 2 (Decision Plans) & Removal of Condition 5 (No Use of Flat Roof as Balcony) of Planning Permission APP/24/00571

Following the decision of the Local Planning Authority (LPA) to grant planning permission for the addition of a first floor extension to Spindrift (LPA Ref: APP/24/00571) we have been instructed to submit a 'minor material amendment' application, under section 73 of the Town & Country Planning Act, 1990 (as amended), so that the applicant can undertake some internal changes to the proposed layout and also make use of the front flat roof area as a balcony. As such, this application seeks to vary Condition 2 and remove condition 5 and of planning permission APP/24/00571.



Condition 2 of APP/24/00571 lists the 'decision plans' which should be complied with when carrying out the development. The applicant has considered the proposed layout of the permitted scheme and is of the view that the residential amenities of the property could be improved significantly with some modifications to the internal layout of the first floor, together with a few minor amendments to the permitted elevations. These changes would: (i) swap the positions of the proposed first floor kitchen and bedroom 2; (ii) replace the front (south facing) window with patio doors; (iii) add two windows to the ground floor east elevation – one which was shown on the permitted

ground floor plan drawing serving bedroom 3 (but not on the relevant elevation) and an additional window serving the study; (iv) remove a roof light from the roof of the permitted side extension and; (vi) erect a 1.1m high balustrade on the southern parapet wall of the flat roof as well as a 1.8m high obscure glazed privacy screen on the eastern parapet, so that the space could be utilised as a balcony.

As such, this application also seeks to remove Condition 5 which states:

“The flat roof on the first floor front (south) elevation of the development hereby permitted shall not at any time be altered or adapted to form a balcony, roof garden, terrace or similar amenity area without the grant of planning permission from the Local Planning Authority. Access to the flat roof shall be provided only in the case of emergencies and for maintenance purposes.”

In order to affect these changes it is proposed to revise three drawings – please refer to the table below:

Drawing Description	Drawing No. as Appearing on Decision Notice	Actual Drawing No. as Appearing in Drawing Legend	Proposed Revised Drawing No.
Proposed Site Plan	18105-111 0	18105-111 B	18105-112 C
Proposed Floor Plans	18105-420 0	18105-420 B	18105-430 0
Proposed Elevations	18105-520 0	18105-520 B	18105-530 0

The proposed additional east facing, ground floor window, to the previously permitted study, would not cause any overlooking as it would be located adjacent the flank wall of Sinah House. However, this additional window would provide some natural light to the study.

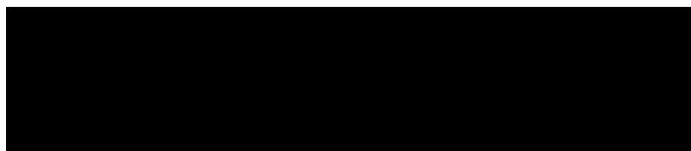
The proposed balcony would be formed by erecting a 1.1m high black glazed balustrade on top of the southern parapet wall of the flat roof, together with a 1.8m high black, obscure glazed privacy screen on top of the eastern parapet wall. Additionally, access between bedroom 2 and the balcony would be facilitated by the addition of glazed patio doors.

The proposed glazed balustrade would match in appearance the existing first floor balustrade on the west side of the dwelling which can be seen in the photograph in the preceding page of this letter. It is considered that this ‘lightweight’ means of enclosing the existing flat roof would have little impact, if any, upon the amenities of the occupiers of Sinah House. It is also considered that the provision of a 1.8m high obscure glazed privacy screen to the eastern end of the balcony would prevent any invasion of privacy.

I trust that these proposed minor revisions are acceptable to the LPA and look forward to receipt of the Council’s decision in due course.

Should you have any queries please do not hesitate to contact me.

Yours sincerely,



Matthew R. Pickup

BSc (Hons), DMS., MRTPI