**HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70785**

| | |
|---|---|
| DESCRIPTION | Construction of glass & steel rear balcony, following demolition of existing |
| ADDRESS | 10 Mariners Close Hamble-Le-Rice Southampton SO31 4PD |

| | |
|---|---|
| SITE VISIT DATE | 24/07/12 |
| ARE PLANS ACCURATE? | Yes. Amended plans received 30/07/12. |
| HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? | Yes. |

**THE SITE AND ITS SURROUNDINGS**

| | |
|---|---|
| DETAILED DESCRIPTION OF APPLICATION | As above. |
| TOPOGRAPHY | Land slopes down to the south with the site itself being level, |
| TREES | None to be affected. |
| BOUNDARY TREATMENT | 1.8m fencing surrounds rear garden. |
| SITE CHARACTERISTICS | Detached property sat within a cul-de-sac, adjacent to a public footpath. Driveway to front with enclosed garden to rear. |
| CHARACTER OF LOCALITY | Residential area. |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| Q/35879/000/00 | PROPOSED SINGLE STOREY REAR EXTENSION | P/P not req 1999 |
| Q/11/69915 | Replace roof of rear extension and erect balcony above. | P/P req 2012 |

**REPRESENTATIONS RECEIVED**

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| Mr R Baker<br>11 Mariners Close | • Objection<br>• Proposal will result in overlooking of kitchen<br>• Acceptable solution would be to raise height of handrail to 1.5m and install semi opaque glass or similar |
| | |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| Hamble Parish Council | The Council resolved to leave the decision to the Officers. |
| | |
| | |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Built-up Area Boundary<br>Within Established Residential Area |

**DEVELOPMENT PLAN POLICIES**

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Guidance : Quality Places

**CHARACTER APPRAISAL AREA**

Bursledon, Hamble-le-Rice and Hound Character Area

**SPECIAL POLICY AREA**

n/a

**NATIONAL PLANNING POLICY GUIDANCE**

National Planning Policy Framework

**POLICY COMMENTARY**

The above policies combine to form the criteria against which this application will be assessed with particular regard to residential amenity, street scene and character of the area

**COMMENT ON CONSULTATION RESPONSES**

| | | | | |
|---|---|---|---|---|
| None received | | See below | | |
| Other … Comments noted. | | | | |

**COMMENT ON REPRESENTATIONS RECEIVED**

| | | | | | |
|---|---|---|---|---|---|
| | None received | X | See below | | |
| Other … | | | | | |

**PLANNING OBLIGATION/CONSIDERATIONS**

Not applicable

**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

**MATERIAL CONSIDERATIONS**

Policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

The proposed balcony is considered to comply with Policy 59.BE for the following reasons:

- The scale, design and materials are all considered to be acceptable in the context of the original dwelling and the locality and street scene. The balcony is to the rear of the property but is visible from the public footpath to the side.
- There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, or overbearing impact due to the scale, design and siting of the balcony. It replaces an existing structure that has been there for around ten years. In terms of overlooking, the adjacent neighbour at No11 raised concerns. The proposal could result in overlooking of his kitchen but the applicants were willing to amend the design to include a 1.5m privacy screen along the north side of the balcony, as per the neighbour's suggestion. This screen will protect the privacy of the neighbour without compromising the appearance of the balcony.

**OTHER MATERIAL CONSIDERATIONS**

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

**CONCLUSION**

Recommendation is to permit for the reasons stated above.