

OFFICER REPORT FOR COMMITTEE

DATE: 15/09/2021

P/21/0950/FP
WILL VAUGHN

FAREHAM EAST

FIRST FLOOR REAR BALCONY

3 EARL GODWIN CLOSE, FAREHAM

Report By

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1.0 Introduction

1.1 This application has been presented to the Planning Committee due to the number of third-party representations received.

2.0 Site Description

2.1 The application relates to a mid-terrace property on the southeast side of Earl Godwin Close which is to the north of Bath Lane.

2.2 The property is within the designated urban area.

3.0 Description of Proposal

3.1 Planning permission is sought for the installation of a first-floor rear balcony which faces toward upper quay.

3.2 The balcony extends to 0.9 metres in depth, 3.7 metres in width, and includes the provision of 2.0 metre high side privacy screens.

4.0 Policies

4.1 The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Adopted Development Sites and Policies

DSP2 – Environmental Impact

DSP3 – Impact on living conditions

5.0 Relevant Planning History

5.1 P/05/0619/FP - Erection of Sixteen Dwellings (Alternative to P/04/1173/FP) – Permission 22-07-05

6.0 Representations

6.1 Seven letters of representation have been received, one in support and six objecting, raising the following concerns: -

- Cluttered appearance which detract from the overall appearance of the dwellings and the wider character and appearance.
- Loss of privacy and overlooking
- The proposed balcony would appear as a dominant and overbearing element
- In close proximity to the balcony at No.4 would comprise an inappropriate jarring and unacceptable addition to this prominent elevation
- Intrusive element which would be overbearing to both 2 & 4 Earl Godwin Close
- Loss of outlook
- Overdevelopment of the small garden
- Increase in noise as the balcony could be used for outside dining and entertaining
- Setting a precedent for future balconies

7.0 Consultations

None

8.0 Planning Considerations

8.1 The following matters represent the key material planning considerations which need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- a) Impact on the character and appearance of the area
- b) Impact on neighbouring properties
- c) Other matters

a) Impact on the character and appearance of the area

8.2 The proposed balcony will be to the rear of the property and would not be visible from within the street scene. However, there is a public right of way (Footpath 97) which runs along the rear boundary of the site and there are some distance views of the rear elevation from across the quay.

8.3 This property was granted planning permission in 2005 as part of a housing development which consisted of sixteen dwellings. This property is a mid-terrace within a row of four dwellings. There is also a further row of terraced

properties to the north of this site that was granted under the same application which consist of seven dwellings. All the rear elevations of these properties are visible from a public vantage point and six of the eleven dwellings have first floor rear balconies.

- 8.4 Concern was raised that balcony would be dominant, overbearing overdevelopment of the site and create a cluttered appearance. The balcony proposed is modest in size and as there are many other balconies at first and second floor on the neighbouring properties. As such, this addition is not considered to be overbearing and would not have an adverse impact on the appearance of the dwelling or character of this waterfront location. Officers consider the design, which includes glazed balustrades to match neighbouring properties, respect the characteristics of the area and complies with Policy CS17 of the Local Plan Part 1: Core Strategy.

b) Impact on neighbouring properties

- 8.5 Concern has been raised that the balcony will result in loss of outlook from the neighbouring properties. The balcony is proposed to project 900mm out from the rear of the property. It is considered that the size of the balcony and privacy screens are modest and would not unacceptably impact on the neighbour's light/outlook to a detrimental level.
- 8.6 Overlooking and loss of privacy to the neighbouring properties has also been an issue raised. The application is proposing two obscure privacy screens to be installed on either side to prevent sideways views. It is recommended that; this screening is conditioned so it is installed prior to the first use of the balcony and to be retained at all times to ensure the immediate neighbour's privacy is protected.
- 8.7 It has been raised that when the original application for the estate was approved a first-floor walk on balcony was proposed on this property but it was removed due to concerns of overlooking raised by a neighbour to the south who lives in a development called Swan Quay. The housing development application was amended, and a balcony was removed. However, it is clear from the Officer Report prepared for that application that the removal of the balconies was not an essential requirement sought by the Planning Officer, who considered that the distance from the development to Swan Quay (in excess of 18 metres at an oblique angle) to be acceptable and not result in an unacceptable impact on residential amenity. The same assessment is reached with this current proposal.

c) Other matters

- 8.8 Concern has been raised that a balcony will increase noise. Officers have considered this concern and are of the view that due to the modest size of the balcony it is unlikely a large amount of activity would be created on the balcony that would be to a detrimental impact. However, if an unacceptable level of noise disturbance is created from the property, the issue could potentially be dealt with under the statutory noise nuisance legislation.
- 8.9 It was also stated that the balcony was overdevelopment of the small garden. The balcony has been designed so it is cantilever so doesn't interrupt with the garden space below and is not therefore considered to be overdevelopment of the site.
- 8.10 Finally, the point was raised that the balcony would set a precedent for future balconies. Whilst there is no ability to create a precedent in planning given that all application must be considered on their own individual merits, it is important to highlight that there are already a number of balconies within this development, which were deemed to be acceptable and not raise any concerns with residents.

9.0 *Recommendation*

9.1 GRANT PLANNING PERMISSION, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of a period of three years from the date of this decision notice.
REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.
2. The development shall be carried out in accordance with the following approved documents:
 - a) Proposed Ground Floor Plan – Drawing. No. Prop.01
 - b) Proposed First Floor Plan – Drawing No. Prop.02
 - c) Proposed Second Floor Plan – Drawing No. Prop.03
 - d) Proposed East and West Elevations – Drawing. No. Prop.04
 - e) Proposed North and South Elevations – Drawing. No. Prop.05REASON: To avoid any doubt over what has been permitted.
3. The 2.0 metre high obscure glazed screens to the side elevations of the balcony hereby permitted shall be installed prior to first use, and thereafter retained for the lifetime of the development

REASON: In the interests of residential amenity

10.0 Background Papers

P/05/0619/FP and P/21/0950/FP

FAREHAM

BOROUGH COUNCIL



3 Earl Godwin Close
Scale 1:1,250



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