
Site Address: 97 Hart Plain Avenue, Waterloooville, PO8 8RG
Proposal: Additions and alterations of 3No windows to the right (side) and rear elevations of the first floor and change in external materials. (Part retrospective) (Revision to extensions permitted in APP/23/00191)
Application Type: Full Planning Permission
Application No: APP/24/00417 Expiry Date: 12/08/2024
Applicant: Mr M Le May
Agent: Mr Walker Case Officer: Robert Riley
 Parkers Design
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application site comprises a two-storey, detached dwellinghouse located on the west side of Hart Plain Avenue, Waterloooville. This property has a pitched roof with cladding and brickwork to the elevations. Towards the rear of the site is a garden and towards the front of the site is a driveway allowing for the parking of vehicles. The area is predominantly residential in character

2 Planning History

APP/23/00191 - Double storey side and rear extension with front and rear dormers forming living space and an annexe, single storey side and rear extension and internal lift., PERM, 12/09/2023

APP/24/00159 - Application for Non-Material amendment of Planning Permission APP/23/00191 relating to the addition of two new windows, one to the right elevation and an additional window in the rear dormer., REF, 07/05/2024

3 Proposal

- 3.1 This application seeks retrospective planning permission for the additions and alterations of 3No windows not shown on the approved plans (APP/23/00191). This includes an additional first floor window in the right side elevation serving a bathroom and an additional window in the previously approved rear dormer and alteration to the previously approved first floor rear dormer window, shown on plans as high level and obscure; but constructed as obscure but openable. The application also seeks permission for a different cladding style already installed than approved under APP/23/00191.
- 3.2 During the application process, the agent amended plans in order to show the existing and proposed rear dormer window to be both high level and obscure.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020
N/A

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Ann Briggs
No comments Received

Councillor E Shimbart - Hart Plain
No comments received

Councillor James Blades
No comments received

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria. Furthermore, the extensions to the dwelling were considered acceptable under planning permission APP/23/00191.

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

7.3 This application seeks the additions/amendments to of 3No windows on its right side elevation and rear elevation and approval for a different cladding style than to what was approved under APP/23/00191. This application does not seek a change in footprint and is acceptable in this regard, regarding the character of the dwelling and visual amenities. Regarding the introduction of 2 new windows which this application seeks to regularise, these are considered acceptable regarding the character of the dwelling and are not readily visible upon the streetscene and are therefore acceptable upon visual amenities. The application also seeks permission for the alteration to a window in the previously approved dormer which is also not readily visible upon the streetscene and is considered acceptable. The application also seeks approval of the Cedral Lap cladding which was installed rather than the Cedral Click cladding style that was approved. In light of this, officers consider that as both cladding styles have a very similar appearance and the Cedral Lap cladding is not considered more visually prominent than the Cedral Click cladding which was approved, regarding this, this cladding style is considered acceptable.

7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy 2011). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.5 The change in external materials regarding the cladding approved under APP/23/00191, is considered acceptable regarding neighbourly impacts. Regarding the works, as there is no change to the footprint of the dwelling proposed, this application is acceptable regarding overshadowing and overbearing concerns. Regarding overlooking concerns, as the proposed bathroom window on the right (side) elevation which this application seeks permission for is obscure, it is considered to have acceptable neighbourly impacts, this would be secured by a planning condition. The rear dormer window which at present is obscure but openable which this application seeks permission for, has been amended in plans to be high level opening as well as obscure, in light of this, officers are satisfied it would have an acceptable impact regarding its neighbourly impact and is considered acceptable.

This application also proposes a new rear window within the dormer previously approved, which would also be high level opening and obscure, this is also considered acceptable. Both rear dormer windows will be conditioned to be both high level and obscure if permission is forthcoming. In light of these concerns, officers consider that this proposal would be acceptable regarding impacts upon neighbouring properties.

- 7.6 Consequently, it is considered that the proposal would not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy 2011). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00417 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Number :P1: GROUND FLOOR PLANS: Uploaded 3/9/24
Drawing Number: P2: FIRST FLOOR PLANS: Uploaded 3/9/24
Drawing Number: P3: PROPOSED ELEVATIONS-FRONT AND REAR:
Uploaded 3/9/24
Drawing Number: P4: PROPOSED ELEVATIONS-RIGHT AND LEFT:
Uploaded 3/9/24
Drawing Number: P5: 3D1: Uploaded 3/9/24
Drawing Number: P6: 3D2: Uploaded 3/9/24
Drawing Number: P7: 3D3: Uploaded 3/9/24
Drawing Number: P8: 3D4: Uploaded 3/9/24

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, hereby permitted the 2No windows serving the rear elevation of the dormer on the first floor on the plans hereby approved shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and only be openable at a minimum of 1.7m from finished floor level and retained as such thereafter.

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.

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, hereby permitted the window serving a bathroom on the right side elevation on the first floor on the plans shall be retained hereafter with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent).

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.