

Site Address: 11 Woodlands Avenue, Emsworth, PO10 7QB
 Proposal: Non material change to APP/24/00076 relating to additional obscure glazed window in west elevation at ground floor.
 Application Type: Non-material change
 Application No: APP/24/00657 Expiry Date: 27/09/2024
 Applicant: Mr Michael Royall
 Agent: Case Officer: Robert Riley
 Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises of a two-storey dwellinghouse located in Emsworth. To its front elevation it features a paved driveway with pebble features fronting onto Woodlands Avenue, with hedges and trees surrounding the front. To the rear is a garden with several large trees and hedging in the curtilage. The property's materials features grey concrete tiles in a pitched roof design and white render and blockwork to form the external walls. The dwelling has recently been extended to the side and rear under APP/24/00076.
- 1.2 The application site is located in an area that could be considered both urban and residential, with the character of the road featuring two-storey detached dwellinghouses in evidence with modest separation distances from the street.

2 Planning History

02/67915/000 - Single storey rear extension., PERM,17/12/2002
APP/24/00076 - Demolition of existing garage, erection of single storey side extension on western elevation and extension to rear (for purposes as an annex). Extension to eastern elevation.. PERM.04/04/2024

3 Proposal

- 3.1 Non material change to APP/24/00076 relating to additional obscure glazed window in west elevation at ground floor.

Officer comment

- 3.2 It appears the window under consideration of this application (APP/24/00657) has already been installed.

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)

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

5 Community Involvement

Number of neighbour notification letters sent: 1

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment

The application is for an additional bathroom window. The work has already been completed (1 month prior to this planning request) and looks to have been done to a poor standard. The windows on this wall face directly onto adjacent properties. The extension has not been finished to the standards given in the planning documents

Officer comment

Neighbourly impacts of the proposed window will be assessed in section

The applicant has confirmed during the application process, that works are still ongoing on the application site.

6 Planning Considerations

- 6.1 As detailed in paragraph 3.1 above, this application has been submitted under Section 96A of the Town and Country Planning Act which allows a local planning authority to make a change to any planning permission if they are satisfied that the change is not material. The Government has advised that the requirements for design and access statements, publicity and consultation, and to take reasonable steps to identify unknown owners, would have applied to the original application if relevant. Therefore, those requirements do not apply to this type of application. The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a 'non-material' amendment.

6.2 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

6.3 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

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

6.4 The additional window would be obscure and on a fixed restrictor (0.1 metres) and would be readily visible at certain vantage points on the streetscene. However, it is located next to an existing window on the recently constructed side extension to No.11 Woodlands Avenue and would feature some shielding from a hedge.

6.5 Overall, the proposed change is considered to be relatively modest and it is considered that it does not have an adverse impact to the character of the dwelling and upon visual amenities and can therefore be considered as non-material.

(iii) Effect on neighbouring properties

6.6 The window faces No.9 Woodlands Avenue next to an existing high level obscured window. The window under consideration of this application is both obscure and on a fixed restrictor and only openable by 0.1 metres. It is not considered that this window materially increases overlooking of No.9 Woodlands Avenue

6.7 The proposed change is relatively modest and it is considered that it does not have an adverse impact to neighbouring properties and can therefore be considered as non-material.

7 Conclusion

7.1 Overall, the proposed alteration is not considered to result in a material change to the extant planning permission and the change is recommended for approval.

8 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00657 subject to the following conditions:

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

Drawing Number: WA_002 REV P03: PROPOSED ELEVATIONS (WITH ADDITIONAL WINDOW: Uploaded 30/8/24

Drawing Number: WA_001 REV P04: SITE PLAN, PROPOSED AND EXISTING FLOOR PLANS: Uploaded 30/8/24

Email Named: CORRESPONDENCE ABOUT THE NMA RELEVANT WINDOW: Uploaded 23/9/24

Reason: To ensure provision of a satisfactory development.

- 2 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, the window serving a wetroom on the western (side) elevation on the plans hereby approved shall be retained with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and feature a fixed restrictor openable by no more than 100mm.

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.