
Site Address:	3 Lawrence Place, Waterlooville, PO7 5FS		
Proposal:	Replacement windows.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00460	Expiry Date:	09/08/2024
Applicant:	Mrs Bonner- Dunham		
Agent:	Mr Bonner	Case Officer:	Robert Riley
	PLC Architects		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is located to the north west side of Lawrence Place. The application site comprises of a two-storey detached property featuring red brickwork to form the external walls and brown concrete roof tiles. Vehicular access is from Lawrence Place with parking to the side.
- 1.2 The property is located within a new residential area with properties of similar style and design.

2 Planning History

APP/15/01399 - Application for non-material change to Planning Permission
APP/10/00828 Design Code relating to kerb stones (Employment Hub only) and carriageways (site wide)., PERM,12/01/2016
APP/17/00414 - Approval of the siting, scale and appearance of the Youth Shelter is sought. The following plans are submitted for approval; Town Park Masterplan - D2403 L.100 Rev 03 Detailed Hard Landscape Plan - Skate Park, MUGA & Youth Shelter - D2403 L.206 Rev 7 Detailed Soft Landscape Plan 4 of 4 - D2403 L.304 Rev 6 Indicative Site Sections D - d - D2403_L.453 Rev Landscape Design Statement A4 Hoop Shelter A4 Hoop Shelter Dimensions Photo examples of the proposed youth shelter, UNK,
APP/18/00952 - Phase 8 Written Scheme of Investigation for Archaeological Strip, Map and Record Investigation, UNK,
APP/19/00302 - Application for non-material change to Planning Permission
APP/14/00032 relating to change of house type of Plot 1 from Tower house type to Shaftesbury house type and associated double garage., PERM,12/04/2019
APP/21/00349 - Single storey rear extension. Proposed timber summer house., PERM,14/05/2021
APP/21/00643 - Application for Deed of Variation to S106 dated 30 March 2012 pursuant to Planning Permission APP/10/00828., ,
APP/23/00444 - Application for Non-material amendment to Planning Permission
APP/21/01259 relating to split Plot 60-63 4 block terrace into two semi-detached units., PERM,17/11/2023
APP/23/00824 - Application for Non-material amendment to Planning Permission
APP/21/01259 relating to substituting two plots to an existing house type on site., DEL,

3 Proposal

3.1 This application features 1 element being proposed:

- Replacement windows

3.2 Permitted development rights to ordinarily do this, are prevented by a condition placed by the permission of APP/14/00032 as follows:

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C or E of Part 1 of the Order and Class A of Part 2 of the Order and Class A of Part 40 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the locality and to maintain a good quality environment and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

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)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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 Elizabeth (formerly Dianne) Lloyd

No comments received

Councillor S Milne

No comments received

Councillor Simon Hagan

No comments received

Ecologist, Planning Policy Team

I would not raise any ecological concerns with the proposed works. No further information is required.

Natural England Government Team

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: 9

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
- (iv) Ecologist

(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.

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

7.3 This proposal would feature limited visual changes of the dwelling and would not change the footprint of the existing dwelling. The replacement windows would replace existing windows and are considered to be in keeping with the existing dwelling and visual amenities and are considered acceptable. Regarding materials these windows are proposed to be uPVC Double glazed windows with georgian bars, this is considered acceptable and in keeping with the dwelling and visual amenities.

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 proposal would not change the footprint of the dwelling and is therefore acceptable regarding overshadowing and the sense of overbearing concerns. Furthermore, regarding overlooking concerns, fenestration to the front and rear would replace existing fenestration which is considered acceptable which would feature sufficient separation distances to properties to the front and rear to prevent unacceptable levels of overlooking. Fenestration to the side elevations has been confirmed in an email uploaded on 26/7/24 to be obscure which is considered acceptable and would prevent unacceptable levels of overlooking and the first-floor ensuite side window will be conditioned to be obscure if permission is forthcoming. Regarding this, this proposal is considered to be acceptable with regards to potential overlooking concerns.
- 7.6 Consequently, it is considered that the proposal would not lead to a loss of 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.

(iv) Ecologist

- 7.7 The ecologist was consulted during the application process, whereby the ecologist stated " *I would not raise any ecological concerns with the proposed works. No further information is required* ". Regarding this and regarding the scale of these works, this proposal is considered to be acceptable regarding ecology and to therefore accord with policy DM:8 (Core Strategy 2011) of the Havant Borough Local Plan.

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/24/00460

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: 21.3240.110P1: EXISTING ELEVATIONS: Uploaded 14/6/24

Drawing Number: 21.3240.109P1: EXISTING FLOOR PLANS: Uploaded

26/7/24

Drawing Number: 21.3240.111P1: PROPOSED ELEVATIONS: Uploaded 14/6/24

Drawing Number: 21.3240.112P1: PROPOSED FLOOR PLANS: Uploaded 14/6/24

Drawing Number: 21.3240.113P1: SITE AND LOCATION PLANS: Uploaded 14/6/24

Drawing Number: 21.3240.114P1: SITE LAYOUT: Uploaded 14/6/24

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 Town and Country Planning (General Permitted Development) Order 2015 (as amended), the window serving an ensuite on the first-floor side (north-west) elevation shown on the proposed plans hereby approved shall only be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) 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