
Site Address: Flat 1, Dillington House, Jubilee Road, Waterloo, PO7 7RA

Proposal: Replacement windows and doors to the front side and rear of property.

Application Type: Full Planning Permission

Application No: APP/22/01222 Expiry Date: 14/02/2023

Applicant: Mr Custance

Agent: Mr Tierney Case Officer: Jenni Price

 First Home Improvements Ltd

Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site

Flat 1, Dillington House, Jubilee Road, Waterloo, PO7 7RA

- 1.1 This application site which is located on the south side of Jubilee Road is part of a row of terraced properties forming Dillington House that have been designed as split-level flats with separate entrances. At the subject property there is an enclosed porch to the front elevation which provides access to no. 1, and to the western side a hard standing with a covered parking space for 1 vehicle which also provides access to the flat at no.2. This property has a pitched roof and is constructed from hanging tile and facing brickwork.

Jubilee Road is a residential area, with a mixture in housing styles including Flats, detached houses, semi-detached houses and rows of terrace properties, predominantly set at two- storey level.

- 1.2 The property is not within a conservation area or a listed building.

2 Planning History

- 2.1 None.

3 Proposal

- 3.1 Replacement windows and doors to the front side and rear of property. The windows and door will be replaced with windows of the same design and colour. The only minor change will be the opening style.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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 Gwen Robinson

No comments received

Councillor Mike Sceal

No comments received

Councillor Peter Wade

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: 28

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
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located on the ground floor within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design

- 7.3 The existing windows and door are PVC-u in brown and would be replaced with PVC-u in the same colour. The proposal is to replace the windows in the same colour and design with slight changes to how the windows open.
- 7.4 These alterations are considered to be in keeping with the existing building and is deemed to preserve the character and appearance of the area. 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). It is considered that the minor changes would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.5 The proposed works will replace what is existing in style and colour and are not considered to have a negative impact upon neighbouring properties. Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the conservation area and neighbours and is therefore considered to be appropriate and recommended for approval.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to GRANT permission for application APP/22/01222 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:

2022-80-1 Existing elevations

2022-80-2 Proposed elevations

Reason: To ensure provision of a satisfactory development.