
Site Address:	First Floor Offices, 33 London Road, Cowplain, Waterlooville, PO8 8DF		
Proposal:	Proposed 2No windows to south elevation.		
Application No:	APP/20/00375	Expiry Date:	24/07/2020
Applicant:	Mr Tillison		
Agent:	Mr Mallen	Case Officer:	Joseph Toole
	Thorns-Young Ltd.		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

First Floor Offices, 33 London Road, Cowplain, Waterlooville, is located to the West of London Road. At ground floor level is Lidi with first floor offices.

2 Planning History

No relevant planning history.

3 Proposal

Proposed 2No windows to south elevation.

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

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor David Jenner

No Comment.

Councillor E Shimbart - Hart Plain

No Comment.

Councillor P Bains - Hart Plain Ward

No Comment.

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: 10

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The proposed development would involve 2No. windows to the south elevation. They would be 1200 x 500 mm openings in the existing brickwork with double glazed UPVC top hung windows. The internal cil height would be approximately 2.1 metres.

(ii) Impact upon the character and appearance of the area

7.3 The proposed development would not have a negative impact on the character and appearance of the area.

(iii) Impact upon residential amenity

7.4 The application site is located within a commercial area and is therefore considered not to have an impact on residential amenity.

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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00375

- 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:

Location Plan
Block Plan
Proposed South Elevation - 4059 20 SK
Proposed First Floor - 4059.20.2
Planning Statement

Reason: - To ensure provision of a satisfactory development.