
Site Address:	64A St Albans Road, Havant, PO9 2JY		
Proposal:	Replacement windows		
Application No:	APP/19/01148	Expiry Date:	17/01/2020
Applicant:	Portsmouth City Council		
Agent:	Mr Michael Cross	Case Officer:	Sascha Haigh
	Portsmouth City Council		
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

64A St Albans Road, Havant, is a two storey flat on the first floor above a retail unit. The block is constructed of red multi brick with tiled roof. The street scene is predominantly residential with a number of retail units and there is a mixed visual appearance along St Albans Road. The site is located on a wide street, opposite terraced housing. There is a concrete forecourt to the front of the property which increases the distance of the property from the highway and to the side there is an access leading to garages and car parking.

2 Planning History

None Relevant

3 Proposal

Replacement windows

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 Statutory and Non Statutory Consultations

None relevant

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: 26

Number of site notices: 1

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

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

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

The replacement white upvc frames would replace the existing white steel single glazed windows and this replacement would be in keeping with the area and would enhance the external appearance of the building. The new upvc would match the windows of neighbouring properties in the same block. These proposed changes to the windows on the East and West elevations of the property would provide greater consistency and symmetry in the block and are therefore in keeping with 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. The development will meet the requirements on Policy CS16 and the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual appearance of the locality.

(iii) Impact upon residential amenity

The neighbouring properties to the north would not be affected by the development.

To the West elevation the windows will be directly overlooking the street which is

characterised by a mix of residential and commercial properties. There is a substantial separation distance from the terraced housing opposite and as the proposal is to replace existing windows there will be no more significant impact on these properties than the existing windows and therefore the proposal is considered to be acceptable.

To the East elevation the windows overlook the rear gardens of the properties on Horsebridge Road but there will be no more significant impact on these properties than the existing windows and therefore the proposal is considered to be acceptable.

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, thus, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted that no letters of objection were received with respect to the scheme.

8 Conclusion

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 is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/01148 for the following reasons/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:

Proposed Elevations A2 001
Existing elevations A1 001

Reason: - To ensure provision of a satisfactory development.