
Site Address: 2 Winfield Way, Emsworth, PO10 7SE
Proposal: Installation of new patio doors and ground floor window to the north elevation and new ground floor window and garage door to south elevation.
Application No: APP/20/00126 Expiry Date: 10/04/2020
Applicant: Mr Hiscock
 Walthams Ltd
Agent: Mr Underwood Case Officer: Selina Donophy
 Waltham Contracting Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

No 2 Winfield Way is one of three properties built as a small collective group of flats above garages. This area also includes 5 parking spaces and is accessed off Winfield Way.

No 2 Winfield Way is a one bedroom flat which was originally built over a block of 4 garages, and is linked to No 3 by a central external staircase. Of the four garages below the application site, two have been opened up internally to create a ground floor bathroom and an ancillary room, one has had internal alterations and benefits from a spiral staircase linking the ground floor with the first floor living room, and the remaining garage is still available to be used for the storage of a car.

2 Planning History

APP/16/00032 - Installation of new patio door and ground floor window to north elevation and new ground floor window and garage door to south elevation.,
PERM,04/03/2016

3 Proposal

Installation of new patio doors and ground floor window to the north elevation and new ground floor window and garage door 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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None 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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received	

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

(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 comprises of the addition of a single storey window serving the bathroom and patio doors on the rear elevation leading into the ancillary room as well as the addition of a ground floor window on the South elevation and a roller shutter garage door to replace the two existing double doors which open up into the internal ground floor garage space.

The proposals to the rear (North) elevation would not be readily visible from the road and the alterations to the garage doors would also not be easily visible from the road, as the application site is based in a courtyard area, with a small car parking area to the front and is set off from Winfield Way. The proposed alterations are not judged to result in any harm to the character of the area not the immediate streetscene.

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 scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 To the North of the application site is no 4 Winfield Way and it is the side elevation wall of no 4 that borders the rear of no 2. There is a brick boundary wall that borders the site to the North of approximately 1.5 metres in height. There are also windows sited on the Southern elevation wall of no 4. The ground floor window serving the bathroom proposed to the rear of the property would be obscure glazed so as to protect the privacy of both properties. The proposed changes are not considered to have any significant impact upon neighbouring properties.
- 7.5 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 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/20/00126 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 plans received 14.02.2020

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to occupation the ground floor window serving the bathroom on the rear elevation facing North hereby permitted shall be fitted with, to a height of no less than 1.7m above finished floor level, 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.