
Site Address:	34 Downs Close, Waterlooville, PO7 8SN		
Proposal:	Replacement UPVC windows.		
Application No:	APP/19/00606	Expiry Date:	16/08/2019
Applicant:	Mrs H Qiao	Case Officer:	Denise Sheath
Agent:			
Ward:	Purbrook		
Site Visit Date:	23/07/2019		

Recommendation: **GRANT PERMISSION**

1 Site Description

34 Downs Close, Waterlooville, is a top floor flat within the south elevation of a three storey block of 6No. flats which are constructed with red brick and a hung tiled roof, there is black cladding above the porch entrance to the stairwell. The boundary treatment to the rear of the building consists of an approximately 1.8m wooden fencing which enclosed the rear entrance and bin stores. There is a car park adjacent to the North elevation of the building which is for the residents of blocks of flats within Downs Close.

Downs close is a residential area comprising of two storey dwellings and 3No. 3 storey blocks of flats of the same design.

2 Planning History

None relevant

3 Proposal

Replacement UPVC 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: 5

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

(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 The replacement windows from dark brown wooden frames to upvc frames of similar colour would be in keeping with the area and would enhance the external appearance of the building. The new upvc would be in keeping with the area, the residential properties within Downs Close have windows of similar design and colour.

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

7.6 An obscure glazed window will be placed in the south elevation of the property all the properties within this block of flats have an obscure glazed window in this elevation as do the block of flats opposite, therefore the impact on these neighbours would be minimal.

7.7 To the east elevation directly opposite the flats is South Downs college there is high hedging and trees which screen the main college road to the flats, the distance from the flats to the main college building is approximately 67m therefore the impact would be minimal and acceptable.

7.8 The neighbouring properties to the north are a distance of approximately 32m away, as the proposal is only to replace the existing there would be no more significant impact on these properties than the existing windows, therefore the proposal is acceptable.

7.9 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/19/00606 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:
Application Form - Received 10 June 2019
Location Plan - Received 21 June 2019
Google Maps Photo - Received 21 June 2019
Photo of 34 Downs Close - Received 10 June 2019
Floor Plan - Received 10 June 2019
Pictures of Windows to be replaced - Received 10 June 2019
Window Designs to be used - Received 10 June 2019
Reason: - To ensure provision of a satisfactory development.