

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

No comments.

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: 40

Number of site notices: 1 (Expired 07.09.2019).

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No representations.	N/A

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.

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

7.3 The proposals amount to a like for like replacement of the existing windows in terms of there general appearance and also of the other elements applied for, Little change to the appearance of the building overall will result. As such, apart from a minor improvement in appearance, there would be little impact on the appearance of the building and therefore little impact on the character and appearance of the area. There would be no harm to visual amenity.

The design and appearance of the proposals are therefore deemed appropriate in context to the existing building, the site and the locality and not to be harmful to visual amenity. The proposals are therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and also consistent with the Council Design Guide 2011.

(iii) Impact upon residential amenity

- 7.3 The proposals would not result in the introduction of new window openings and would not therefore give rise to any additional potential for amenity loss as a consequence of overlooking and privacy loss. There would be no potential for impact on residential amenity in any other respects. There would therefore be no harm to residential amenity.

The proposal is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and also consistent with the Council Design Guide 2011.

8 Conclusion

The proposals are not considered to be harmful to visual or residential amenity. The proposals would have no impact on the privacy of neighbours and not be harmful to visual amenity. The proposals would therefore be in accord with policies and guidance and is therefore considered to be appropriate and recommended for approval. It should be noted that no representations have been received,

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00666 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:

Site Location Plan, Scale 1:1250 - Received 03 July 2019

Site Plan, Scale 1:500 - Received 03 July 2019

Drawing Number 19116/01- REV A - Dated 02 July 2019

VEKA, Matrix Fenestration Specification Guide - Received with Application

Reason: - To ensure provision of a satisfactory development and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.