

Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	46
Suffix	
Property name	
Address line 1	New Brighton Road
Address line 2	
Address line 3	
Town/city	Emsworth
Postcode	PO10 7QR

Description of site location must be completed if postcode is not known:

Easting (x)	474952
Northing (y)	106821

Description

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2. Applicant Details

Title	Mr
First name	Ian
Surname	Caldwell
Company name	Caldwellcare
Address line 1	46, New Brighton Road
Address line 2	
Address line 3	
Town/city	Emsworth

2. Applicant Details

Country	
Postcode	PO10 7QR
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	Liam
Surname	Watford
Company name	PWP Architects Ltd
Address line 1	61 South Street
Address line 2	
Address line 3	
Town/city	Havant
Country	United Kingdom
Postcode	PO9 1BZ
Primary number	02392482494
Secondary number	
Fax number	
Email	I.watford@pwp-architects.com

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Internal alterations, proposed replacement side extension (3 storey), proposed replacement side/rear extension (2 storey) with new build addition, and infill of existing central courtyard to form 30No. bed care home. Closure of one existing vehicular access and provision of additional parking

Reference number	APP/13/00765
Date of decision (date must be pre-application submission)	18/09/2013

Please state the condition number(s) to which this application relates

Condition number(s)	2
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4. Description of the Proposal

Has the development already started?

☒ Yes ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

26/05/2015

Has the development been completed?

☒ Yes ☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

12/04/2018

5. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

The original windows were some 1400mm high x 600mm wide and this is confirmed on the survey of the original house on drawing 1300 attached. So therefore these windows on the approved plans were always a reduction in the amount of glazing at this point. The openings were reduced in height to 990mm high in the proposals and this new sill height coincided with the floor level in Bedroom 29 as on the approved drawings. Once the works to the roof were completed and in standing in bedroom 29 it was considered that from a health and safety point of view that it would be hard to justify windows at such a low level which had to be openable for ventilation purposes, in a bedroom for an elderly person. Our view was that at the low level there was a much clearer view into the back gardens of neighbouring houses and therefore a higher window sill was considered in fact less intrusive. In terms of the amount of glazing, as the 2 windows which were to be used in the lower windows had already been manufactured a new opening was made and these same windows were used in this opening. Therefore exactly the same amount of glazing is visible as proposed.

From the photograph that has been provided by Havant Borough Council both the higher window and the bricked up lower opening are fully visible and therefore from this view there has been no increase in any overlooking. We would also like to point out that these windows are 27metres away from the viewer and this dimension is well in excess of the standard 20m rule.

We feel that to say that this revised window arrangement is 'more dominant' is an exaggeration. We are happy to confirm that the internal plan arrangement has not altered. As evidence of this we have attached our revised second floor plan and the east elevation. The changes to the windows have been red line clouded.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

We wish to replace the east elevation highlighted on drawing No.4963 1302 H as outlined in condition 2 with the east elevation on the attached drawing (Drawing No. 4963 - 1351E)

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

8. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

8. Ownership Certificates and Agricultural Land Declaration

- ☐ The applicant
- ☒ The agent

Title	Mr
First name	Liam
Surname	Watford
Declaration date (DD/MM/YYYY)	23/10/2018

☒ Declaration made

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	23/10/2018
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