

Recommendation: **GRANT PERMISSION**

Variation of Condition No.15 of Planning Permission APP/16/00081 relating to

alteration to rooflight windows within the south and north facing roof slopes (including means of escape rooflights 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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS21	(Developer Requirements)
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

N/A

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The window would directly overlook my property, it is close to the boundary elevation and would compromise privacy of the new occupant and my. There are windows in the roof on the	This objection has been raised before the amended plan re-locating the window from the west (facing objector) to the south elevation. The window now faces woodland and would not cause

current plan and these would seem adequate for a property of this size.	overlooking.
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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
- (iv) Developers Contributions

(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. In addition planning permission has previously been granted and the current proposal is seeking minor changes to the previously approved scheme. The original consent has been implemented.

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

The proposal results in the provision of a new rooflight on the south elevation to provide a means of escape. This faces an area of woodland and has no significant visual impact beyond that of the original consent for the dwelling. The changes to the north elevation are also modest and acceptable

(iii) Impact upon residential amenity

The window was originally shown on the west elevation which would have overlooked the garden and private amenity areas of No.5 Queens Road. An objection was received from this property. The window has now been shown to be re-positioned to the southern elevation so that overlooking to adjoining neighbours is avoided. This is now considered acceptable. The northern window changes are also considered to have an acceptable relationship to the adjacent property.

(iv) Developer Contributions

This application is not CIL liable itself, however CIL liability and demand notices have been sent in relation to the original application (self build exemption has been claimed).

A revised SRMS deed and contribution has now been received.

8 Conclusion

In conclusion, the proposed alteration to the previously approved scheme is considered to be acceptable in terms of its impact on the character and appearance of the area and neighbours residential amenities. Condition 15 can therefore be varied to

allow for the alteration to the windows.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01146

(A) subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Block Plan Drawing No. 14A_025 001 Rev C
Site Plan as Existing and Proposed Drawing No.14A_025 003 Rev F
Site Plan Site Constraints and Overlooking Distances Drawing No.14A_025 004 Rev D
Site Plan As Proposed Drawing No.14A_025 005 Rev J
Roof Plan and Cross Sections As Proposed Drawing No.14A_025 007 Rev B(As amended by plan in bold below)
Site Sections A-A Existing and Proposed Drawing No.14A_025 008 Rev C (As amended by plan in bold below)
Site Sections B-B Existing and Proposed Drawing No.14A_025 009 Rev B
Elevations - South and Bike Store As Proposed Drawing No.14A_025 011 Rev B (As amended by plan in bold below)
Tree Survey Plan Drawing No.0359-16-NJT
Planning, Energy, Design & Access Statement R. Tutton
Tree Survey, Arboricultural Impact Assessment and Tree Method Statement dated 26th January 2016

Additional Plan:

Proposed Floor Plans and Elevations Drawing No. 16.367.SP 01 Rev G

Reason: - To ensure provision of a satisfactory development.