
Site Address: 21 Wickor Way, Emsworth, PO10 7RE
Proposal: Proposed first floor level windows on eastern (side) elevation to be glazed opening windows. (Amendment to planning permission APP/15/00149.)
Application No: APP/18/00070 Expiry Date: 13/03/2018
Applicant: Miss Hunt
Agent: Mr Mallen Case Officer: Karen Wooden
 Thorns-Young Ltd.
Ward: Emsworth
Site Visit Date: 19/02/2018

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a detached bungalow which is located within a reasonable size plot, on the southern side of Wickor Way in Emsworth. The property has undertaken extensions, including a porch to the front and dormer windows to the east and west elevations.
- 1.2 The streetscene comprises properties of a similar age and style, some of which have been extended and altered.

2 Planning History

APP/15/00149 - Loft conversion comprising dormer windows to each side roofslope and reconstruction of rear hip-ended roofslope to create a gable end; also construction of new porch.

, PERM,23/04/2015

63/13322 - for the erection of 10 semi-bungalows and 4 bungalows at plots 1-6, 14-17 and 20-23, UNK,30/01/1964

3 Proposal

This application is for the first floor level windows on eastern (side) elevation to be clear glazed opening 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)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

5.1 No consultees required for this application.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1 (support)

Comment	Officer Comment
We have no objections to the amended application and are happy for this to go ahead	Comments noted.

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 application relates to the current glazing within the side dormers. It is therefore not considered that the outcome of this application would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The original permission granted in relation to the dormers (APP/15/00149), included a condition to ensure that any windows inserted into the first floor side elevations would be obscurely glazed and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed. This condition was included as it was acknowledged that clear glazed windows would have the potential to impact significantly on neighbouring amenity in terms of overlooking which is contrary to policy CS16 of the Havant Borough Core Strategy 2011. However when the dormers were constructed, clear glazing was installed. With regard to the windows on the eastern elevation of the property, consideration has been taken as to how these impact the property to the east (19 Wickor Way).

- 7.5 Two of the windows on this elevation are to give light and ventilation to en-suite bathrooms, and it is therefore recommended that both these windows should be obscure glazed with the top light section only being openable. The window to bedroom 5, towards the rear of the property would result in unacceptable overlooking into the amenity space of 19 Wickor Way and therefore it is recommended that this remains obscurely glazed and non-openable. The window to bedroom 4, towards the front of the property overlooks the roof slope of No. 19 and therefore has a minimal impact and it is considered that this can remain clear glazed and openable.
- 7.6 Further to discussions with the agent, an amended plan has been submitted addressing the point made in section 7.5. Consequently, it is considered that the proposal will not lead to significant 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00070 subject to the following conditions

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

Location plan - received 16.01.18
Block plan - received 16.01.18
Existing plans and elevations - 5064-12.1
Amended loft conversion, porch & internal alterations - 5064.12 (rev A)

Reason: - To ensure provision of a satisfactory development.

- 2 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, and unless otherwise agreed in writing with the Local Planning Authority, within two months of the date of this decision notice the windows on the first floor on the eastern elevation shall be altered to accord with that shown on approved drawing 5064.12 (rev A) :

- (i) The en-suite bathrooms shall be glazed with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent). Only the top light section of the windows shall be openable
- (ii) The eastern elevation window to Bedroom 5 (as annotated on plan 5064.12 (rev a) shall be non openable and be glazed with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent).

Thereafter the window shall be retained in accordance with the above specifications at all times.

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.