

Site Address: 16 Hazelwood Avenue, Havant, PO9 3RE  
Proposal: Variation of Planning Permission APP/14/01288 relating to the addition of french doors to west elevation and revised fenestration to the rear north elevation.  
Application No: APP/18/00355 Expiry Date: 24/05/2018  
Applicant: Mr R Sims  
Agent: Case Officer: Emma Chisnall  
Ward: Bedhampton

## 1 Site Description

## 2 Planning History

### 3 Proposal

## 4 Policy Considerations

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

## **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: 6

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) Impact upon residential amenity

(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. In this case planning permission for a single storey rear extension was granted under APP/14/01288 on the 11th March 2015. New french doors are proposed at ground floor on the west side elevation serving the family room. Revised fenestration is also proposed to the ground floor rear elevation due to an internal move of the rooms at No 16. The principle of these changes and the alteration of the window placement are considered acceptable subject to the impact on neighbours being acceptable.

(ii) Impact upon residential amenity

7.3 The alterations to the fenestration in the rear elevation at ground floor level would reduce the amount of windows previously approved and would alter their position

within the rear elevation modestly. This is considered to not lead to a significant additional impact caused as a result and is considered to be acceptable.

7.4 The proposed addition of the french windows at ground floor level to serve the family room in the side west elevation shall look onto No 18 Hazlewood Avenue. Although this has the potential to cause over-looking to the neighbouring dwelling the works shall be set off the shared boundary by 10m which is considered to constitute acceptable development as outlined in the Boroughs Design Guide. It is also noted that under permitted development rights windows at ground floor level in side elevations do not usually require planning permission and therefore the works are considered to result in a limited and acceptable impact.

7.5 Consequently, it is considered that the proposal is unlikely to 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 In conclusion the proposed alteration to the previously approved plans are considered acceptable and can be granted planning permission .

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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00355 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:

Existing and Proposed Floor and Elevation Plans: Drawing No 7208:14:1 Rev F

Block Plan: Order Licence Reference: OI766521 received 02.05.2018

**Reason:** - To ensure provision of a satisfactory development.

3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

**Reason:** In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.