

Notwithstanding the details submitted, within 2 months of the date of this decision, the dormer windows in the first floor south facing elevation shall be non-opening and fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and the roof light serving the landing be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and fitted with restrictors, which are to restrict opening to a maximum of 50mm for ventilation and retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Condition 2

Notwithstanding the details submitted, within 2 months of the date of this decision, the roof light in the northern roof slope adjacent to the dormer serving the bathroom shall be non-opening and fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and the north western roof light be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and fitted with restrictors, which are to restrict opening to a maximum of 50mm for ventilation and retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Condition 3

Notwithstanding the details submitted, within 2 months of the date of this decision, the bathroom window in the first floor on the northern elevation shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and fitted with restrictors, which are to restrict opening to a maximum of 50mm for ventilation and retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

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)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

The applicants comments referring to adequate means of escape to all first floor rooms is correct. This however does not need to be provided by an opening window, an option is available to use a protected stairwell leading to a final exit. The application under the Building Regulations has been recorded as complete with the opening windows at first floor, if this is changed on site a new application under the Building Regulations will be required for the material alteration of the building.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
I object to any changes on the South side as this will overlook the only outdoor sitting area of my Property, The distance is no more than 5 metres, My Understanding with regard to the Covenants within the immediate area is that no additional windows can be provided which overlook neighbouring properties, I have not been approached or had any discussions with regard to this subject..	See section 7.
I believe I have already replied to this change of conditions ref APP/17/01178, however, I have no issues with the stated changes, just as long as the roof lights remain sited where they are now, dated 10/11/2017 and that no additional roof lights appear in the North facing roof space especially at the N/E end.	See section 7.
I agree to the said windows opening to a max of 50mm for ventilation purposes only. Am I assume that none of these window are to be used as fire escapes? as the 50mm would seriously limit such?	See section 7. None of the windows are to be used as a fire escape.

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) Impact on residential amenity

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- 7.2 The reason for the inclusion of conditions 1, 2 and 3 on the original planning permission was to prevent any potential for overlooking of 2a and 2e Scratchface Lane. At the time of the Officer's visit on 22 December, regarding the windows and roof light on the southern elevation, the roof light is currently clear glazed and fully openable, and although the windows in the dormers are obscure glazed, the fan lights, which are approximately 1.55 metres above the floor level are openable. The roof lights on the northern elevation are fully openable and clear glazed and the bathroom window is obscure glazed with the openable fan light 1.58 metres above the floor level.
- 7.3 It is considered the amended conditions would provide a compromise, allowing ventilation to the rooms in the roof space, whilst limiting the current level of overlooking to the neighbouring properties with the introduction of window restrictors. A site visit will be carried out within the prescribed time limit to ensure the works have been fulfilled.

8 Conclusion

- 8.1 The application is considered to be acceptable and recommended for permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01178 subject to the following conditions

- 1 Notwithstanding the details submitted, within 2 months of the date of this decision, the dormer windows in the first floor south facing elevation shall be non-opening and fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and the roof light serving the landing be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and fitted with restrictors, which are to restrict opening to a maximum of 50mm for ventilation and retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.
- 2 Notwithstanding the details submitted, within 2 months of the date of this decision, the roof light in the northern roof slope adjacent to the dormer serving the bathroom shall be non-opening and fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and the north western roof light be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and fitted with restrictors, which are to restrict opening to a maximum of 50mm for ventilation and retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Notwithstanding the details submitted, within 2 months of the date of this decision, the bathroom window in the first floor on the northern elevation shall be fitted with textured glass which obscuration level is no less than Level 4 of

the Pilkington Texture Glass scale (or equivalent) and fitted with restrictors, which are to restrict opening to a maximum of 50mm for ventilation and retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.