
Site Address:	5 Orange Row, Emsworth, PO10 7EL		
Proposal:	Alterations to fenestration and doors, new chimney and erection of outbuilding.		
Application No:	APP/17/01111	Expiry Date:	09/01/2018
Applicant:	Mr R Bailey		
Agent:	Ms R Hebden	Case Officer:	Emma Chisnall
Ward:	Emsworth		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern three storey terraced property with an integral garage to the west and is situated in a mews off South Street which is part of the Emsworth Conservation Area. The dwellinghouse has a brown tile pitched roof with flat roof dormers and elevations of red multibrick and white painted render. The site is level and the rear garden is in a small paved courtyard enclosed by 2 metre high walls to the east and west boundaries with a brick wall approximately 1.5m high to the south.
- 1.2 Modern two/three storey terraced houses are to the east and opposite, a first floor property over a garage block is to the west and a slipway leading to the harbour is to the rear. The area is of medium density of a mixture of modern terraced properties and two storey older terraced cottages and detached dwellings of individual and similar age, style and design.
- 1.3 The dwellinghouse has a provision of parking two cars to the front of the dwellinghouse not including the garage.

2 Planning History

APP/12/00923 - Alterations to first floor fenestration on southern elevation comprising 2No. new Juliet balconies to replace existing box bay and single windows., PERM,23/10/2012
APP/14/00847 - Revised dormer to rear elevation; removal of chimney to rear elevation., PERM,10/10/2014
APP/15/01109 - Fire escape to rear elevation., PERM,04/12/2015

3 Proposal

- 3.1 The proposal includes fenestration alterations to the front, rear and side of the dwellinghouse in a white, black and grey colour. A new chimney to the rear roof elevation and a single storey outbuilding to be positioned to the south east corner of the application site which approximately measures 2.44m deep by 2.45m high by 1.95m wide. The dwellinghouse itself shall be retained in a white colour render with a proposed grey garage and front door which is proposed to be widened in order to allow disabled access into the dwellinghouse.

4 Policy Considerations

National Planning Policy Framework 2012

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)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL3	(Town, District and Local Centres)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

Final Comments :

Means of escape from the master bedroom area and cinema room do not comply with Approved Document B requirements as they are inner rooms. External staircase will need to continue to top floor to solve master bedroom issue and be moved so 1.8m from windows into dwelling. Cinema room need MOE window or protected corridor to front door. Alternatively a misting or sprinkler system will need to be installed within the dwelling. Possible unprotected area issue on West Elevation boundary with regards to openings on this face and boundary being within 1m.

Planning Officer Comment: An informative shall be included with the decision recommending that the applicant make contact with Building Regulations to discuss the points raised.

Chichester Harbour Conservancy

Final Comments: No objection.

I note the following changes to the design solution from the proposals being re-advertised to the Conservancy 12.1.18:- Previously proposed ground floor rear extension with balcony over now deleted; 2nd shed shown in south-east corner, shown removed; Ground floor bathroom adjusted relative to bedroom 1; Ground floor utility room deleted; External balconies to 2nd floor full height windows deleted.

The Conservancy has no objection to those alterations and whilst the preference would have been for the rear dormer windows to remain as such, because the full height replacement window cills will be recessed into the roof profile and generally not fully visible from vantage points such as the promenade from Bath Road to the end of South Street, the Conservancy withdraws its earlier concerns. Having regard to the Policy framework* below, this is one of a group of well designed group of mews dwellings within the Conservation Area. The property has been adjusted in the past. The current external staircase, and step-ladder rungs even when viewed up the aforementioned alley and private slipway are innocuous as they are painted white and its metal railings, although discernible, bleach out against the external painted walls. The addition of a brick chimney stack is of no concern to The Conservancy and the other window and door alterations would not have any adverse landscape impact to the AONB

Conservation Officer

Updated Comments: The amendments received will not harm the character of the conservation area and as such there is no heritage concerns.

Previous Comments (prior to final revisions): No objection

Overview:

5 Orange Row forms part of a modern terrace development with the Emsworth Conservation Area. To the East and west there are listed buildings however these are afforded some separation from the application site by virtue of the listed building being neither immediately adjacent properties or located away from the application site within their own plots.

Proposal:

The proposal is for a single storey rear extension with replacement balcony to the top and replacement fire escape stairs to courtyard garden, alterations to fenestration, new chimney and erection of out building.

Policy and legislation:

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough. Seeks to protect and where appropriate enhances the borough's statutory and non statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CS12 Chichester Harbour Area of Outstanding Natural Beauty (AONB) Policy CS16 High Quality Design

Assessment:

The single storey extension to the rear was put forward as a Pre-application enquiry. At this time it was generally thought to be a planning issue rather than a conservation issue. However, assuring the retention of the wall of the southern boundary should be a priority as it is a key boundary treatment and provides screen to any proposed development at ground floor level. The issues of overlooking that this proposal creates are a planning consideration and I will leave this to the case officer to determine. In relation to the fenestration changes, the proposed works would normally not constitute development. I am assuming the application is required because the fenestration has been controlled through the imposition of a planning condition? The property is a well designed, comparatively modern, property. The prime issue in this case is how the changes impact on the visual appearance of the property, and in turn Emsworth Conservation Area. The rear elevation has the greatest significance, being a more prominent elevation seen in public views from the foreshore. The front elevation has limited local views restricted to the other properties within the wider Orange Row development.

Limited views of the rear extension would be possible from the foreshore when accessible which is screened in part by the wall along the southern boundary of the property. However I realise that the major concern is one of over looking. The 'step out' balconies to the second floor appear to be shown at different depth in plan view as they do in elevation, where they appear deeper. The dormers are already slightly different from those of the neighbour property to the east with wider cheeks. The two are difficult to see along side each other due to the intervening properties to the south. The main difference to the fenestration at second floor is the lowering of the sill. Within the wider view this will have little impact but it is appreciated that neighbour properties will have the full side view of the proposed balconies.

The changes in fenestration to aluminium windows and dark grey doors could be seen as a positive change to the building reflecting the modern building style whilst not straying far from the existing black window frames and garage door. Whilst the proposed changes to the front door would mark the property out from its neighbours it is not considered to be harmful to the character or setting of the Conservation Area. Clarification should be sought on the aluminium windows as it is common for these to be powder coated and no colour is specified. This could be controlled by condition.

Spiral fire escape stair has little impact on the setting or character of the Conservation Area as its visibility is restricted and by in large would not be visible in the public domain. The change of wall colour to off white from the white of the rest of Orange Row development would depart from the rest of the Orange Row development. There are a number of properties within the Conservation Area that are painted in pale shades or off white colours. However they tend to be individual properties that do not have the group setting afforded to Orange Row where it would most noticeable on the north elevation. In light of the condition restricting wall colour I would recommend that white is retained. The proposal for a chimney on the south elevation is an improvement on the previously suggested metal flue. As the property appears to have had a chimney removed under APP/14/00847 I have no objection to a chimney being reinstated however the proposed chimney by virtue of a) its location low on the roof slope appears very dominant due to the height of stack above the roof line and b) its central position in the building.

The outbuilding will have little impact on the character and setting of the Conservation Area due to its position within the courtyard rear garden of the property. However combined with the rear extension it crowds the limited space of the garden.

Conditions:

Window and door details to be submitted

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: 1

Statutory advertisement: 27/10/2017

Number of representations received:	Amended Proposal: 2 (1 from No 4, 1 from No 3)
3)	Original Proposal: 12 (2 from No 4, 3 from No 3)

Comment	Officer Comment
Concerns raised on the amended proposal: <u>Visual Amenity</u> * Office building is out of character and would spoil the overall appearance and character of the rear buildings facing No 5. * Object to the change of colours, windows and the front door which will disturb the integrity. * Objection over fenestration style and colour, decorative lead work detailing, front & garage door colour and style, rooflights and dormers incorporating fenestration and lead work details and spaced symmetrically. Render colour-White is an essential feature.	Comments shall be addressed in section 7 of the report under 'Planning Considerations'. Part of this concern has since been addressed by the amended plans.
Concerns raised on the original proposal regarding: <u>Visual Amenity:</u> * Off-white colour impacting the integrity of the colour scheme and mews of housing. * The works disrupt and damage the integrated cohesion of the buildings within the mews due to the design of the front door, garage and windows with the proportions being altered. * grey aluminium shall make the glazing appear larger * Outbuilding appears out of character, incongruous and shall spoil the appearance and character of the area. No attempt to harmonise front elevation with other dwellings. * Increased glazing is contrary to policy CS12 and out of character to other dwellings. * Outbuilding shall creating a hemmed in feeling. * Crammed and intrusive to the rear. Overcrowd and already crowded plot.	Comments shall be addressed in Section 7 of the report under 'Planning Considerations'. This has since been addressed by the amended plans.

* Not in agreement with the Conservation Officer comments <u>Neighbouring Amenity:</u> <u>Overlooking:</u> * West facing window overlooking to south street dwellings. * Balcony shall cause a loss of privacy to neighbouring dwellings. Frosted glass balustrade could reduce this impact. <u>Light Levels</u> * Extension shall impact light levels and privacy levels of No 4 and No 6. <u>Amenity space/value</u> * Loss of amenity value to No 4 * Outbuilding shall impact the enjoyment of neighbouring amenity spaces. <u>Parking:</u> * Vehicle access, deliveries and storage shall impact tight area of parking already increasing changes of obstruction, accidents and damage to vehicles. <u>Activity</u> * Increased occupancy of the dwellinghouse as a result of the development. Outbuilding in close proximity to north boundary. Alteration to multi storey house shall impact peaceful living conditions and potentially light. <u>Communication:</u> * Lack of consultation with the applicant about the plans and proposal * Design statement fails to identify features of Orange Row and is not sound. * Plans do not show No 4 and 6 and therefore impact caused to them is difficult to establish.	This is not a material planning consideration. This has since been addressed by the amended plans. This has since been addressed by the amended plans. This has since been addressed by the amended plans. Increased occupancy is not a material planning consideration. A site visit has been performed in order to understand the application site and potential impact caused to neighbouring dwellings. Consultation has been undergone with the relevant parties to seek confirmation on the design proposed to No 5 and whether this is acceptable.
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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) Appropriateness of design and impact on the character of the area

- (iii) Impact on the conservation area
- (iv) 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.
- 7.3 In this case the site is also located within the Emsworth Conservation Area. The proposal must therefore be assessed against the relevant parts of the Planning (Listed buildings and Conservation Areas) Act 1990 and this assessment is made below.
- 7.4 Planning policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 states that planning permission will be granted for development that *'Responds to, draws inspiration from and respects local context and, produces a positive relationship between buildings, street and spaces both existing and proposed, contributes to the improvement of the public realm, , is inclusive by considering the needs of those with disabilities, mitigates negative environmental impacts through sustainable design and adapts to the changes needs of the users and the changing climate over the lifespan of the building.'*
- 7.5 This approach is consistent with the Havant Borough Local Plan Allocations policy AL1 seeking Sustainable Development and AL3 for development in the Town, District and Local Centre. In the case of this planning application seeking to develop an existing dwellinghouse it is considered that the proposals are acceptable in principle providing that the development can be considered to protect and enhance the features of the Emsworth Conservation Area and not significantly adversely impact the nearby residents. These matters and other site specific issues are considered below.

(ii) Appropriateness of design and impact on the character of the area

- 7.6 No 5 Orange Row is in such a position that its front view looks out onto the Mews and neighbouring dwellings opposite and from the rear the dwellinghouse looks out onto and is viewable from the waterfront of Emsworth. Although the dwellinghouse looks onto the Mews the front elevation is not readily viewable from South Street which is the main highway to the west of the site. The dwellinghouse is not considered to be prominently viewable from this area and is accessed via a private road meaning the dwellinghouse is set away from South Street.
- 7.7 The application as originally submitted for 5 Orange Row proposed significant alterations to the dwellinghouse externally. The proposal was met with strong objection from the neighbouring residents, there were also concerns raised by some consultees. The planning case officer also had concerns and negotiations have resulted in a significantly altered scheme in order to seek to address the concerns raised.
- 7.8 The current proposal would seek to retain the existing fire escape and stairway to the rear as well as the external colour of the dwellinghouse which is white. The most significant change from public vantage points would be the alterations to the rear in the form of the larger fenestration proposed and the outbuilding positioned in the south east corner of the application site however it is noted that the Councils Conservation Officer and Chichester Harbour Conservancy do not raise any objection to the proposal. Concern has been raised by the neighbouring dwellings that the outbuilding would create a cramped and crowded appearance in the restricted amenity space available to the dwellinghouse and would look out of character. However, the modest size of building proposed is considered not occupy a significant amount of amenity space or create a cramped and crowded appearance. Visually the development is therefore considered to be acceptable but a condition is recommended for external materials to

be submitted for approval by the Local Planning Authority prior to development commencing.

- 7.9 Although the windows to the rear are proposed to be larger in size than the existing they are considered to be able to be comfortably accommodated in the rear elevation without looking out of character or causing an adverse impact on the conservation area. Concern has been raised that the increased glazing is contrary to policy CS12 however the Harbour Conservancy have been consulted in regards to the proposal and do not raise any significant objection to the glazing and design of the windows. The outhouse and rear windows are therefore considered to result in an acceptable impact to No 5 and the character of the area including the wider Area of Outstanding Natural Beauty.
- 7.10 The works proposed to the front consist of a new velux rooflight in the roof and a new widened front door which shall include a full length window to the side and the alteration of the garage door with strip glazing. A number of objections have been made by neighbouring dwellings that these proposed changes are out of character to the Mews and the Conservation Area and would disrupt the integrity and symmetry of the dwellings. Following a site visit it was noted that the mews contains four types of housing which differ in style, design and position in the mews. Although it is acknowledged that No 5 is part of a semi-detached house with a semi-uniform appearance the works proposed to the dwellinghouse are not considered to result in harm to the Conservation Area with the Conservation Officer commenting that *'The changes in fenestration to aluminium windows and dark grey doors could be seen as a positive change to the building reflecting the modern building style whilst not straying far from the existing black window frames and garage door. Whilst the proposed changes to the front door would mark the property out from its neighbours it is not considered to be harmful to the character or setting of the Conservation Area.'* The conservancy have commented that *'the other window and door alterations would not have any adverse landscape impact to the AONB'*. .
- 7.11 The colour of the proposed doors has been detailed in the application form as grey with the windows differing in black, white and aluminum. A condition is recommended to ensure that samples and specifications of all these aspects are submitted to the Local Planning Authority prior to building work commencing to ensure that they are in keeping and do not cause harm to the character of the area. The colours are considered acceptable subject to the final finishes. It is acknowledged that the works would result in a minor impact to the character of the area, however, the impact is not considered to be significant enough to warrant a refusal of planning permission. As such the proposals would result in an acceptable impact. It is noted that some objections to the original scheme have since been mitigated and objections removed following the amended proposal. .
- 7.12 Following a review of the original 1980 planning permission for No 5 it is also acknowledged that there is no planning restriction on windows and doors of the dwellinghouse. The conditions relate to walls and fences, structures and the external painting of the dwellinghouse to which an assumption has been made this would not relate to the colour of window and door frames. However, as window sizes are being altered and new materials are proposed it is considered that the works proposed to No 5 would require planning permission in this circumstance.
- 7.13 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policies CS16 and CS11 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality and the wider Area of Outstanding Natural Beauty.

(iii) Impact on the conservation area

- 7.14 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") required local planning authorities to pay special attention to the desirability or preserving or enhancing the character or appearance of that area.
- 7.15 In this case the external works form part of the building which is positioned within the mews of Orange Row and is only partly viewable from South Street, Emsworth. The Councils Conservation Officer has been consulted in relation to the proposal and has raised no objection to the proposal subject to a condition being included with the decision to receive samples and specifications of the proposed external materials for the doors, windows and outhouse to be approved by the Local Planning Authority prior to any development work commencing. This is recommended as part of the decision. The Conservation Officer has commented that the alterations would improve the visual appearance of No 5 and that the works do not create an adverse impact on the conservation area that would warrant the application being refused.
- 7.16 Following continued concern by the residents with regard to the proposal an additional site visit was performed in order to discuss the concerns raised by the neighbours, particularly relating to the impact the works would have on the visual amenity of Orange Row itself and the wider Conservation Area. Following the meeting the concerns of the residents remained un-changed but it was noted that most dwellings within the mews have different coloured front doors and most have rooflights present as existing. It is considered that this would help ensure that the development proposed to No 5 would not look significantly out of place. The works are considered to result in an acceptable impact to Orange Row itself and the wider Conservation Area preserving the character of the area and as such the application would not warrant a refusal of the planning permission and is therefore considered to be acceptable.

(iv) Effect on neighbouring properties

- 7.17 The works are considered to have an impact on No 4 Orange Row, No 6 Orange Row, No 43 and 45 South Street and the dwellings to the south.
- 7.18 One window is proposed to be installed at first floor on the west side elevation of No 5 which has the potential to cause over-looking into No 6 Orange Row and No 43 and 45 South Street. Concern was raised with regard to this and plans have since been amended which propose that the window shall be obscure glazed and fixed shut when below 1.7m. The top light window which is higher than 1.7m shall be fitted with clear glass and openable. This complies with the guidance stipulated in the Havant Borough Design Guide SPD and as such is considered to satisfactorily address the concern the raised. A ground floor window is also proposed within the west side elevation but this shall be at high level which would ensure no over-looking is caused as a result.
- 7.19 The attached neighbour to the east No 4 has raised concern that the proposed outbuilding would impact the amenity value of No 4 and the enjoyment of using the outside space. Although it is acknowledged that the proposed outbuilding would be in line with the shared boundary between No 4 and No 5 the works are modest in size and shall project approximately 0.65m above the existing boundary in place which is a modest projection and from being flat roofed no additional height from an alternative (pitched roof) roof form would cause an additional impact to this. The works are also positioned to the west of No 4 meaning that potentially mid-afternoon light is affected only however, as this would be localised to the rear part of the amenity space at No 4 only which already contains mature hedging and vegetation it is considered that on balance, the impact caused would not be significant enough to warrant a refusal of planning permission

- 7.20 The window alterations to the front of the dwellinghouse are considered to be separated sufficiently from the dwellings opposite in the mews and as such would not create unacceptable over-looking nor impact any outlook from the neighbouring dwellings. This is considered to result in an acceptable impact
- 7.21 The windows to the rear of the dwellinghouse would be increased in size at first and second floor with the fire escape and stairway remaining the same size and in the same position as existing. It is acknowledged that the windows in the rear elevation of No 5 already cause a degree of over-looking as a result of their orientation and size and due to the modest increase proposed it is considered that the proposed alterations would not cause a significant enough additional impact that would warrant a refusal of the planning permission. It is also acknowledged that the windows would create a direct view to the south of the dwellinghouse which would not be onto a neighbouring dwelling directly opposite but would be to the waterfront in Emsworth, reducing the impact further to an acceptable level.
- 7.22 Concern has been raised that the outbuilding shall create an element of over-looking to the dwellings to the rear and west. Although a window is positioned in the south and west elevation of the outbuilding it is considered that the sufficient screening in place along the shared boundary to the west would be sufficient enough to ensure significant over-looking is not caused as a result. Although the window to the south shall cause an element of over-looking the window shall create a view primarily to the south of the application site which directly looks out to the water. An element of over-looking would occur as a result but due to the ground floor windows already in place at No 5 and that the outbuilding will reduce this impact marginally it is not considered to be significant enough to warrant a refusal of the planning permission
- 7.23 Neighbouring dwellings have raised concern over the access to No 5 and that once development starts the mews narrow road shall be blocked by construction vehicles preventing parking etc and access to the site. Although it is acknowledged the development could have an impact due to the restricted nature of Orange Row, the proposal relates to a householder scale of development and any impacts would be temporary in nature
- 7.24 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).

8 Conclusion

- 8.1 In conclusion, the principle of development is considered to be acceptable with the impact on neighbours and future occupants residential amenities considered to be limited and acceptable.
- 8.2 The impact of the external changes on the Conservation Area, AONB and No 5 have been considered carefully and sensitively. Due to the relatively modest changes now proposed it is considered that the works would preserve the Conservation Area and would have an acceptable impact which complies with policies CS16, CS11 and CS12 of the Havant Borough Local Plan (Core Strategy) 2011.
- 8.3 The proposed changes are therefore considered to result in a limited impact and are considered to be acceptable.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01111 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:
Proposed Block and Location Plan: Drawing No C9/0109/00B
Proposed Elevation Plan: Drawing No C9/0109/04C
Proposed Floor Plan: Drawing No C9/0109/05B
Reason: - To ensure provision of a satisfactory development.
- 3 The outbuilding hereby permitted shall be used solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate business use.
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.
- 4 Notwithstanding any description of materials in the application no above ground construction works or alterations shall take place until samples and a full specification of the materials to be used externally on the building(s) windows and doors including the hereby permitted outhouse have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:
a) Plan, section and elevation to a scale of 1:20 shown in relation to the masonry in which the unit is to be set.
b) Details of finishes and colour.
c) 1.5 section plan and full size glazing bar detail.
d) The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading)
Only the materials and details so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the to ensure the detailing is compatible with the building's location in the Conservation Area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, the second floor west elevation master suite bedroom window hereby permitted shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
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.