
Site Address: 23 Montreal Drive, Waterlooville, PO7 5FE
Proposal: Retention of first floor window in side elevation and replacement of clear glazing with Pilkington obscure glazed upvc white window with top light opening only. Retention of ground floor, obscure glazed window to side elevation.
Application No: APP/17/01305 Expiry Date: 12/03/2018
Applicant: Mr & Mrs Patel
Agent: Miss Konecna Case Officer: Karen Wooden
 BDW Southampton
Ward: Purbrook
Site Visit Date: 14/02/2018

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached two storey house located within a modern development in Waterlooville.

2 Planning History

APP/12/01060 - Advertisement application for 2No. signs on 5m posts., UNK,
APP/13/00832 - Discharge of Condition No. 33 (partial) of Planning Permission
APP/12/00205, , 15/10/2013
APP/13/01230 - Discharge of Condition No. 33 (partial) of Planning Permission
APP/12/00205., PERM, 23/12/2013
APP/14/00386 - Application for written approval that all financial contributions due within S106 agreement (13.07.12) have been paid., PERM, 05/06/2014
APP/14/00957 - Discharge of Condition No. 33 of Planning Permission
APP/12/00205., PERM, 07/11/2014
APP/15/00453 - Confirmation of compliance with Planning Permission APP/12/00205 and Section 106 agreement dated 13.7.2012., UNK,
APP/17/01272 - Non-material amendment of Planning Permission APP/12/00205 relating to reinstallation of window., UNK,

3 Proposal

Retention of first floor window in side elevation and replacement of clear glazing with Pilkington obscure glazed upvc white window with top light opening only. Retention of ground floor, obscure glazed window to side 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
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

- 5.1 No consultations were 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: 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) 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.

- 7.3 The original plans submitted in relation to the construction of this property showed that there were to be no windows installed in the eastern elevation of the property, however both a ground and first floor window were inserted at the point of construction. This application has been submitted to regularise this error.

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

- 7.4 The application is for the retention of two windows, one that is not visible from the public domain, and therefore it is not considered that the application would have a significant impact on the character of the area, and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

- (iii) Effect on neighbouring properties

- 7.5 Both windows the subject of this application are located on the eastern elevation and therefore will have no impact on the properties located to the north, south or west.

- 7.6 The proposed ground floor window provides light and ventilation into the ground floor cloakroom and has obscure glazing. The window is not readily visible from the property to the east due to the boundary treatments, and therefore it is not considered that the window impacts the property to the east in terms of overlooking or loss of privacy.

- 7.7 The proposed first floor window provides light and ventilation into the landing area, and overlooks the rear garden of the property to the east. The plans submitted as part of this application show that the window is to be obscure glazed, with only the top light section

being openable and therefore it is considered that it will not result in significant overlooking or loss of privacy to the neighbouring property to the east.

- 7.8 Consequently, it is considered that the proposal 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/17/01305 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:
Location plan - 03
Floor plan - 01
Elevations - 02
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.
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 the provisions of any Town and Country Planning (General Permitted Development) Order 2015, the windows hereby permitted in the side (eastern) elevation shall be fitted with textured glass which has obscuration level of 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.