
Site Address: Flat 27, Holly Tree, Mark Anthony Court, Hayling Island,
PO11 0AE
Proposal: Replacement windows in east and west elevations.
Application No: APP/17/00933 Expiry Date: 27/10/2017
Applicant: Mr & Mrs Kirkham
Agent: Mr Foyster Case Officer: Harriet Pitney
Job Worth Doing
Ward: Hayling West
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

Flat 27, Holly Tree, Mark Anthony Court, is a three storey block of purpose built flats located on the corner of Beach Road and Hollow Lane comprising elevations of brick construction with a flat roof and UPVC Fenestration.

The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries all of a varying age, style and design.

2 Planning History

None relevant

3 Proposal

This application is for the replacement of the windows within the East and West elevations of Flat 27, Holly Tree, Mark Anthony Court.

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

Not 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: 11

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations received.

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 the character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered to be acceptable in principle subject to the usual development control criteria.

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

7.3 The proposed replacement windows would be a like for like replacement with no change to the external appearance of the building. The applicant proposes a minor change in terms of the layout of the fenestration itself to the middle window on the eastern elevation which comprises a change in the location of the toplight. This alteration will reflect the adjacent neighbouring properties both either side and below the application site.

7.4 On this basis, the proposal is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and it is not considered that the scheme would result in any adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

7.5 The proposed replacement windows do not propose an enlargement of the existing arrangement. Due to the nature of the proposed development, it is not considered that the replacement windows would result in any additional loss of light, privacy, outlook or appear overbearing to any of the adjacent neighbouring properties..

7.5 Consequently, it is considered that the proposed alterations would not be detrimental to the amenities of the adjacent neighbouring properties, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

The scale, siting and design of the proposal is considered to be acceptable and is

therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00933 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- received 29th August 2017

Block Plan- received 29th August 2017

Photographs submitted of existing elevations- received 29th August 2017

Existing East elevation plan- received 29th August 2017

Existing West elevation plan- received 29th August 2017

Proposed West elevation plan- received 29th August 2017

Amended Proposed East elevation plan- received 18th September 2017

Reason: - To ensure provision of a satisfactory development.