
Site Address: Flat 2, 144 Southwood Road, Hayling Island, PO11 9QH
Proposal: Replacement UPVC windows and doors.
Application No: APP/17/00646 Expiry Date: 30/08/2017
Applicant: Mr Molesworth
Agent: Mr Foyster Case Officer: Bee Crawford
 Job Worth Doing
Ward: Hayling East
Site Visit Date: 09/08/2017

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two to three storey block of purpose built flats with a grey tiled pitched and hipped roof and elevations of red multibrick. The site is level with a tarmac parking area to the front and garden to the rear.
- 1.2 A three storey detached property is to the east, a detached bungalow is to the west, the sea front promenade is to the rear and a detached two storey dwelling and vacant building plot are opposite. The area is of medium to low density with two storey detached, semi-detached and terraced properties and detached bungalows and blocks of flats of a similar and individual age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the replacement of 5 UPVC windows and 1 UPVC door at ground floor.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Flood issues

(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.

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

7.3 The new windows would be visible from the public realm, however the scheme is to replace the existing windows and door with units of the same style, design and colour. It is therefore considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

7.4 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 Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

7.5 The new windows and door in the ground floor flat are to replace the existing, and given the design and location of the proposal it is considered any impact to other occupiers of the flats or neighbouring properties would be negligible.

7.6 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.

(iv) Flood issues

- 7.7 The site is within Flood Zone 2, however the proposed development is for replacement windows and a door, and will therefore not put the occupiers or employees of the emergency services at any additional risk in the event of a flood.

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/17/00646 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Existing west elevation plan
Existing north elevation plan
Existing south elevation plan
Proposed west elevation plan
Proposed north elevation plan
Proposed south elevation plan

Reason: - To ensure provision of a satisfactory development.