

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

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: 16

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.

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

7.3 The retrospective rooflight installed in No 7 Allenby Road is considered to be moderate in size and is positioned at a high level in the roofslope of No 7, away from the front elevation. The visual impact of the rooflight on the character of the area and streetscene is considered to be limited and acceptable and does not detract significant character from No 7 nor Allenby Road.

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 Following the installation of the rooflight concern was raised in regards to over-looking and a loss of privacy caused as a result to the neighbouring dwellings to the west however the rooflight has since been installed with obscure glazing and has been fixed shut. This amendment to the rooflight is considered to reinstate privacy levels between neighbouring dwellings and prevent any over-looking and can therefore be considered to be acceptable. However in order to ensure all future privacy is maintained a condition shall be included with the decision to ensure the rooflight remains fixed shut and fitted with obscure glazing hereafter.

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.

8 **Conclusion**

- 8.1 The retrospective rooflight is considered to be of an acceptable scale on No 7 therefore protecting the character of No 7 and Allenby Road and due to it being fitted with obscure glazing and being fixed shut is considered to have a limited and acceptable impact on the neighbours and is therefore considered to be appropriate and can be recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/17/00079 subject to the following conditions:-

- 1 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, the rooflight window installed in the first floor side/west elevation facing No 9 and No 11 Allenby Road serving the study 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Block Plan received 18.01.2017

Retrospective Block Plan: Unique Plan Reference b90b/132078/181476

Invoice details for rooflight received 18.01.2018

Rooflight detail and specifications received 18.01.2018

Photographs submitted of rooflight received 18.01.2018

Invoice detail for obscure glazing and fixing the rooflight shut received 18.01.2018

Covering letter received 18.01.2018

Reason: - To ensure provision of a satisfactory development.