
Site Address:	26 Havant Road, Hayling Island, PO11 0PX		
Proposal:	Application to change frosted glazing to first floor side dormer windows (north elevation) to clear glazing.		
Application No:	APP/17/00557	Expiry Date:	17/07/2017
Applicant:	Mr Norgate		
Agent:	Mr P Walker	Case Officer:	Emma Chisnall
	Island Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached chalet style dwelling and detached garage. It has a brown tiled pitched roof and flat roofed side dormers and elevations of red multibrick, white painted brickwork and cladding. The site is level with open vehicular access to the front leading to an area of tarmac, grass and shrubs. There is 1 metre high fencing to the front and northern boundaries and shrubs to the southern boundary.
- 1.2 There is a detached chalet dwelling to the north, a detached chalet dwelling to the south, set forward of the application site and a field lies opposite. The area is of low density with detached chalet style properties of similar and different ages, style and design.

2 Planning History

APP/15/01019 - Prior notification for single storey development extending 8 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.7 metres and a maximum height of 3 metres.

, GPDC, 23/10/2015

APP/16/01180 - Proposed front extension to include extension of roof above., REF, 05/01/2017

APP/17/00190 - Proposed single storey front extension. (Revised application), PERM, 07/04/2017

3 Proposal

Application to change frosted glazing to first floor side dormer windows (north elevation) to clear glazing.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)
AL3 (Town, District and Local Centres)
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: 2

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 dormer and loft conversion was installed in 2012 under permitted development rights however the applicant now seeks to replace the obscure glass fitted for the landing and bedroom on the north elevation dormer into clear glass. The central window serving the bathroom shall be retained as obscure glass and shall be conditioned to be fitted with an obscure glass no lower than Pilkington level 4 as it is believed the current window is obscured only by a film that could be removed. Due to the works already being in place at No 26 the change of the glass within the dormer to the north is considered to not significantly alter the visual appearance of the existing works. Therefore it is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 The north side facing dormer looks onto the neighbouring dwellinghouse No 28. A site visit has been performed to both No 26 and No 28 Havant Road in order to establish whether the two windows proposed to be fitted with clear glass would lead to significant over-looking or a loss of privacy to the neighbouring dwelling. It is noted that No 26 is forward in its plot compared to No 28 and as such the window for the landing shall look over the front amenity space which is open to the public realm and is therefore not considered to be private amenity space. Therefore on balance the harm caused from having clear glass in the landing window is considered to result in a limited and acceptable impact.
- 7.5 The bedroom window shall look onto the side of the dwellinghouse and in particular the roof of No 28. Within the roof slope of No 28 no windows are present and due to the orientation of the window within No 26 it is considered that no direct over-looking would occur into the rear amenity space, nor first floor level. However, it was noted that a habitable room is in place along the southern elevation at ground floor level. When performing a site visit it was noted however that the space to the side of No 28 is covered with a corrugated plastic roof in order to cover and protect the cars that are parked along this elevation. The developments are further separated by the garage between the dwellinghouses and it is therefore considered that with this distance and the corrugated roof providing screening between the window and habitable room that on balance the clear glass of the bedroom window should not lead to significant over-looking. It is also noted that no objections were made by the neighbour in regards to this proposal and therefore the works are considered to be acceptable.
- 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).

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/17/00557 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the first floor on the north elevation facing No 28 and serving the bathroom 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.

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

Proposed Floor Plan: Received via email 04/07/2017

Proposed Elevation Plan: Received via email 04/07/2017

Site/Location Plan: Received 22/05/2017

Reason: - To ensure provision of a satisfactory development.