Site Address:	7 Jersey Crescent, Waterlooville, PO7 7GH		
Proposal:	Installation of two windows to the front elevation.		
Application No:	APP/17/00734	Expiry Date:	31/08/2017
Applicant:	Mrs Skrzywanek-Keens		
Agent:		Case Officer:	Emma Chisnall
Ward:	Waterloo		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 7 Jersey Crescent is part of a modern housing development containing a variety of dwellinghouses and apartment blocks. The site is located off Hambledon Road in Waterlooville.

1.2 The two windows as part of this application are to be installed along the front elevation of No 7 which shall reflect a similar design to other dwellings within the estate.

2 Planning History

APP/13/00022 - Discharge of Condition No 10 of Outline Planning Permission 10/02862/OUT and Planning Permission APP/10/00828, UNK,
APP/13/01118 - Discharge of Condition No 15 of Planning Permission 05/40000/000, PERM,19/12/2013
APP/14/00918 - Application for written approval that all financial and non-financial contributions due within planning application 05/400004000 have been complied with , UNK,
APP/14/00923 - Application for written approval that all financial and non-financial contributions due within S106 agreement (dated 7/12/12) have been paid., UNK,
APP/14/01144 - Application for written approval that all financial contributions and non-financial obligations due within S106 agreement (dated 7/12/12 Planning reference APP/12/00149) have been complied with., PERM,17/02/2015
APP/15/01283 - Discharge of Condition Nos 8 and 9 of Planning Permission APP/12/00008, ,23/12/2015
APP/16/01315 - Addition of garage door to existing car port.(approved 24.02.17). Request to Discharge Condition No.3 (20.03.17)., PERM,24/02/2017

3 Proposal

3.1 Installation of two windows to the front elevation.

4 Policy Considerations

National Planning Policy Framework 2012

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
AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Winchester City Council
No adverse objection.

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: 4

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 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). 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 No 7 is situated opposite a new dwelling which has front and rear amenity space running alongside it. Although two new windows have the potential to cause over-looking it is acknowledged that the use of the rooms are for bedrooms and that as No 7 already has a balcony in place to the front elevation that the addition of two windows is not going to contribute to a significant amount of additional over-looking. It is also noted that the dwellinghouses are separated from each other by an approximate gap of 10m which is considered to reduce the impact caused sufficiently enough to ensure the works would not warrant a refusal of planning permission. Therefore the

impact is considered to be limited and acceptable.

7.5 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 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.

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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00734 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:
Proposed Elevations Plan: Received 31.07.2017
Site location Plan: Unique Plan Reference #00179781-8B0957
Block Plan: Unique Plan Reference #00179782-C9578C
Window Specifications: Received 06.07.2017
Reason: - To ensure provision of a satisfactory development.