
Site Address:	66 Maisemore Gardens, Emsworth, PO10 7JX		
Proposal:	Installation of new first floor obscure window to the south elevation.		
Application No:	APP/16/01171	Expiry Date:	06/01/2017
Applicant:	Mr & Mrs McGhie		
Agent:	Mrs Hardie	Case Officer:	Harriet Pitney
	SPACE2SCAPE		
Ward:	Emsworth		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey, semi-detached dwelling, located on the eastern side of Maisemore Gardens comprising elevations of brick construction (partially tile hung to the principal elevation) and a flat roof.

The application site is relatively level with open vehicular access to the front driveway which provides adequate offroad parking provision for approximately 2 vehicles and access to the integral garage.

The area is residential in nature with a medium density of two storey dwellings adjacent to the site and to all boundaries of a similar age and design.

2 Planning History

None relevant to this application.

3 Proposal

This application is for the installation of a new first floor obscure window to the southern elevation of the main dwellinghouse.

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: 5

Number of site notices: Not applicable.

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) 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 to be acceptable in principle subject to the usual development management criteria.

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

7.3 The proposal would not be visible from the streetscene of Maisemore Gardens and therefore it is not considered that the development would result in a detrimental impact on the character and appearance of the area.

Notwithstanding the above, the design and appearance of the proposed window is deemed to be appropriate in context to the main dwelling and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.4 The window proposed at first floor level would be located on the southern elevation, facing directly onto the side elevation of the adjacent neighbouring property (65 Maisemore Gardens) with a distance of approximately 2 metres between the two properties. There are currently no windows which exist within the side elevation of the application site nor the side elevation of the adjacent neighbouring property. The proposed window would be for a bedroom and will be conditioned to be fitted with obscure glazing to ensure privacy levels are maintained between the neighbouring dwellings.

On this basis, it is not considered that the development would result in any overlooking or loss of privacy which would be detrimental to neighbour amenity and as such the

proposal appears to meet 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 proposed window would have a 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/16/01171 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 hereby approved window at first floor level in the southern elevation shall be fitted with 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:

Location & block plan- received 11th November 2016

Existing elevations and floor plans- received 11th November 2016

Proposed elevations and floor plans- received 11th November 2016

Reason: - To ensure provision of a satisfactory development.