
Site Address: 5 Spinnaker View, Havant, PO9 3JD
Proposal: Install a new bay window at front ground floor level to be flush with an existing box bay window on the first floor.
Application Type: Full Planning Permission
Application No: APP/23/01065 Expiry Date: 09/02/2024
Applicant: Mr M Radbourne
Agent: Case Officer: Ikrame Essalih
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 5 Spinnaker View, Havant is a two-storey detached dwellinghouse built in Tudor-style with facing red bricks and decorative half timbering with stucco white render at main elevation, and brown tiles hipped roof with front facing gables and a front first floor box bay window. At the front of the property, a retained grass area on a sloping ground from north to south containing some shrubs and small trees, a paved pathway in the middle leading to the entrance and a paved driveway from Spinnaker View to the garage, allowing for approximately two car parking spaces and positioned at the north side of the property.
- 1.2 The surrounding area is residential in character with properties of similar size and heights with some similar in design and other differing.

2 Planning History

APP/15/01236 - Discharge of Condition No 8 of Planning Permission APP/14/00232., PERM, 13/01/2016

3 Proposal

The proposal consists of the erection of a front bay at ground floor level to be flush with the existing box bay window at first floor level. The new bay window would replace the existing front window at the same position on the front elevation.

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
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

Councillor D Guest

No comments received.

Councillor Liz Fairhurst - Bedhampton

No comments received.

Councillor Phillipa Gray

No comments received.

Southern Gas Network

No comments received.

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

Comment	Officer Comment
<u>No comments received.</u>	N/A

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 proposed development comprises the construction of a new bay window at ground floor level which would be protruding to match the vertical front line of the existing box bay window at first floor level. The new bay would be in box style extending by approximately 500 mm from the existing window and front wall position and would be matching in width the first-floor bay above with approximately 1.8 metres. The base wall structure of the box bay would be wider than the window case at the front elevation by approximately 180 mm on each side. The existing window would be retained as part of the proposal and the side window would be matching the existing. The construction materials would consist of black painted timber frame, and matching brickwork with roof tiles at the base wall. These works are considered in keeping with the character of the dwellinghouse and would not be out of context of the area.
- 7.4 The proposed bay window would be located at the front and therefore would be highly visible from the public realm. Nevertheless, it is noted that front bay windows are a common feature in the surrounding area and by dint of the location of the dwellinghouse, the dimensions of the proposed bay window and the choice of materials, it is deemed that the proposed development would have a limited and acceptable impact on the streetscene.
- 7.5 Overall, the design, size and appearance of the proposed development are deemed appropriate, in context to the main house, the character of the area and streetscene and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy 2011). It is considered that the scheme would not result in an adverse impact on the streetscene and the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 The surrounding properties are mainly detached two storey dwellinghouses with similar architectural design and features and other differing. By dint of the size and the position of the proposed development at the front, it is deemed that properties to the rear west side would not receive any impact from the new construction.
- 7.7 To the south side, property at No.4 Spinnaker View is the closest to the application site. The proposed new bay window would be located at approximately 6 metres from the side elevation at this property. Further to site visit, it is noted that the side windows at this neighbouring property are located further to the back with reference to the proposed bay side windows viewpoint. Therefore, it is considered that the proposal would not result in an adverse impact of overlooking or loss of privacy or light to this neighbouring property.
- 7.8 The neighbouring properties at the north and east front sides are considered to be located at a sufficient distance to avoid receiving any harmful impact from the proposal.
- 7.9 Consequently, it is considered that the proposed development would not appear overbearing or lead to overlooking, loss of privacy or overshadowing and would have limited and acceptable impact on the residential amenity of the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of Havant Borough Local Plan Core Strategy (2011). It is noted no letters of objection were received with respect to the scheme.

8 **Conclusion**

- 8.1 The proposed development is acceptable in principle. The scale, siting and design of the proposed bay window would have limited and acceptable impact on the neighbouring amenities and the character of the area and is therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/01065, 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:

Amended Front Elevation & Section A-A (Sheet 2 of 2)
Block Plan & Proposed Building Plans (Sheet 1 of 2)
Location Plan

Reason: - To ensure provision of a satisfactory development.
- 3 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.