
Site Address: 1 Chapmans Court, Twittens Way, Havant, PO9 1BX
Proposal: Replacement windows and doors to dwellinghouse within conservation area
Application Type: Full Planning Permission
Application No: APP/22/00740 Expiry Date: 22/09/2022
Applicant: Mr Cassidy
Agent: Mr Choules Case Officer: Joseph Toole
Phil Choules, Designer
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

1 Chapmans Court, Twittens Way, Havant, is a two storey semi detached property located to the north side of Twittens way, a cul-de-sac. The property comprises red brickwork, red tile hanging to the first floor, a slate roof and plain timber windows in a dark stain finish. Access to the property is from Twittens Way.

The property is located within St Faith's conservation area near a number of listed buildings.

2 Planning History

No relevant planning history.

3 Proposal

The proposal involves replacing and upgrading of all the existing windows and revised door arrangement to garden.

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

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Conservation Officer

The property is located in the St Faiths Conservation Area to the rear of East Street, along a historic twittens. Like its attached neighbour (No. 2 Chapmans Court), it currently features modern, brown framed, UPVc windows. The proposal is to replace the existing fenestration with new mahogany framed windows which will all match in colour and style.

Overall it is concluded that the proposal would not result in harm to the St Faiths Conservation Area and as such, no objection to the application is raised.

Councillor Imogen Payter

No Comment.

Councillor Phil Munday - St Faiths

No Comment.

Councillor T Pike - St Faith's

No Comment.

County Archaeologist

Thank you for your consultation. The proposed works will involve no significant groundworks and, as such, I do not wish to raise any archaeological issues.

Historic England

Thank you for your email dated 6 September 2022 regarding the above application for Listed Building Consent. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are attached.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request.

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: 27

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 09/09/2022

Number of representations received: 1

Comment	Officer Comment
Supports application	Noted

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 conservation 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 conservation of the area

7.3 The existing windows are in dark brown with plain glass panes. These would be replaced with PVC-u mahogany colour with double glazing. The existing rear door facing out onto the garden would be replaced PVC-u mahogany colour with double glazing.

7.4 These alterations are considered to be in keeping with the existing building and is deemed to preserve the character and appearance of the conservation area. It is worth noting No.2 Chapmans Court have carried out similar works. The Council's Conservation Officer was consulted on the application raising no objection.

7.5 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

7.6 The proposed works are not considered to have a negative impact upon neighbouring properties.

7.7 Consequently, it is considered that the proposal will not 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 conservation area and 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/22/00740

- 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:

Location Plan
Block Plan
Proposed Floor Plans - CC22
Proposed South Elevation - CC32
Proposed East Elevation - CC34A
Design and Access Statement
Heritage Statement

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.