
Site Address:	10 Kingsey Avenue, Emsworth, PO10 7HP		
Proposal:	Installation of high fixed frosted window on north elevation.		
Application No:	APP/21/00575	Expiry Date:	12/07/2021
Applicant:	Mr C Hynes		
Agent:	Mr Helyer Davies Architects	Case Officer:	Denise Sheath
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey detached property and detached garage to the rear situated at the end of a cul-de-sac. It has a brown tiled pitched roof and elevations of red multibrick. The site is level and has open vehicular access to the front with a driveway and an area of grass, enclosed by a dwarf wall to the front and 1.2 metre high fences to the north and south. The rear garden is mainly laid to lawn with a patio area and shrubs and is enclosed to all boundaries by 1.8 metre high fencing, mature shrubs and trees.

2 Planning History

APP/11/00092 - Construction of two storey side extension and single storey rear extension., PERM,31/03/2011
APP/13/00224 - Crown reduce 1No. Oak (T1) by 2m from top, north, south and west sectors and 2.5m from east sector to original points remove dead, crossing and epicormic branches; subject to TPO 1395., PERM,26/04/2013
APP/15/00632 - Rear extension to garage., PERM,31/07/2015
APP/18/00061 - First floor rear extension, bay window to front and roof alterations., PERM,12/03/2018

3 Proposal

Installation of high fixed frosted window on north 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)

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

5 Statutory and Non Statutory Consultations

Not required

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

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 proposal is for the installation of a new window into the north western elevation at first floor level to serve bedroom No.2, the proposed window is to increase natural lighting within this room. The window will be designed to match in size and design the frosted window serving bedroom No.1 which is also located on the north western elevation. To ensure the proposed window does not overlook the neighbouring dwelling to the north west, it is to be both fixed and frosted along with a high sill height. The proposal would not be readily visible from the public realm due to the orientation of the property and would therefore not have a harmful effect on the character of the area.

- 7.4 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

- 7.5 To ensure the proposed window does not overlook the neighbouring dwelling to the north west boundary (No.9), it is proposed to be both fixed and frosted along with a high sill height. It is therefore considered that the impact of the proposal would be minimal and acceptable. A condition has been placed on the decision to ensure the proposed window remains obscurely glazed and fixed shut at all times.
- 7.5 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 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/21/00575 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:

Application Form - Received 17 May 2021
Design and Access Statement - Received 17 May 2021
Existing Location Plan, Block Plan , Floor Plans and Elevations - Drawing No. 21116-01 - Received 17 May 2021
Proposed Location Plan, Block Plan , Floor Plans and Elevations - Drawing No. 21116-02 - Received 17 May 2021

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.

- 4 The proposed window at or above 1st floor level in the North Western elevation of the building serving bedroom No.2 shall:-

(i) shall remain fixed shut and shall be maintained in that condition at all times;

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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.