
Site Address:	Flat 19, Convent Court, 47 Havant Road, Emsworth, PO10 7JF		
Proposal:	Replacement windows.		
Application No:	APP/16/01136	Expiry Date:	27/12/2016
Applicant:	Miss W Parry		
Agent:	Mr J Harding	Case Officer:	Harriet Pitney
	Zenith		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

Flat 19, Convent Court, is a three storey block of purpose built retirement flats located on the northern side of Havant Road, Emsworth comprising elevations of brick construction and a tiled pitched roof.

To the north, south and west of the application site is a medium density of residential dwellings all of a varying style, size and design. To the east of the application site is Emsworth Sports & Social Club.

2 Planning History

APP/11/00047 - Crown reduce by 30% 1No. London Plane tree, subject to TPO 1453. , PERM,23/03/2011

APP/14/00163 - Crown raise 1No. Monterey Cypress (T1) to 4.5m and deadwood, subject to TPO 1050. , PERM,20/03/2014

APP/16/00261 - Reduce height by 4m, crown reduce by 2.5m and re-shape 1No. Macrocarpa (T1) subject to TPO 1050. Reduce limbs over-hanging car park by 2m 1No. Oak tree (T1) subject to TPO 1430. Crown reduce by 1-2m back to previous pruning points 1No. Mature London Plane (T1) subject to TPO 1453., WD,22/03/2016

APP/16/00345 - Reduce 1No. Monterey Cypress tree by 2 metres all over, subject to TPO 1050. Reduce limbs overhanging car park on 1No. Common Oak tree, subject to TPO 1430. Prune 1No. London Plane tree back to previous pruning points, subject to TPO 1453., PERM,12/05/2016

3 Proposal

This application is for the replacement of the windows to Flat 19, Convent Court.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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: 26

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
The application seeks to modify the conditions of the original planning application. The conditions imposed on the original planning consent required the windows on the side elevations that overlook adjacent properties to be fitted with obscure glass. This was designed to preserve the levels of privacy enjoyed by the occupants prior to the development. As there has been no material changes to the building since the development was granted, there is no reason for a variation to the conditions now.	See section 7.4 of Officer Report

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 proposed replacement windows would be a like for like replacement with no change to the external appearance of the building. The proposal is therefore considered 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 Condition 2 of the original planning permission granted for Convent Court (92/54645/4) requires any windows at first floor level or above on the westernmost elevation of the building to consist of two lights divided horizontally and glazed with obscure glass, with only the top light capable of being opened, and shall be maintained in that condition. A written representation has been received raising concerns to this regard.

Whilst the proposed windows to be replaced are on the western elevation of the building, it is considered that the westernmost elevation would be that immediately adjacent to 51 Havant Road and therefore does not directly relate to the windows subject of this application. Furthermore, photographs submitted by the agent clearly demonstrate that the windows subject of this application currently exist with clear glazing.

Notwithstanding the above, the separation distances between the proposed replacement windows and the nearest neighbouring residential properties are in excess of 25 metres, with a distance of approximately 15 metres from the proposed windows to the shared boundary. Consequently it is considered that the proposed alterations would not be detrimental to the amenities of these properties, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

8.1 The scale, siting and design of the proposal is considered to be acceptable and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01136 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:

Site location plan- received 1st November 2016

Block plan- received 1st November 2016

Zenith Specification- received 1st November 2016

Amended existing rear elevation plan- received 17th November 2016

Amended proposed rear elevation plan- received 17th November 2016

Amended existing side elevation plan- received 17th November 2016

Amended proposed side elevation plan- received 17th November 2016

Photographs submitted showing existing elevations- received 1st November 2016

Reason: - To ensure provision of a satisfactory development.