

Recommendation: **GRANT PERMISSION**

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

6 Community Involvement

None

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) Impact upon the character of the Conservation Area and AONB
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. In principle the proposed change is considered to be acceptable and an improved alternative involving the removal of the juliet balcony and inverted dormer and replacing this with a combination roof light.

(ii) Impact upon the character of the Conservation Area and Area of Outstanding Natural Beauty

The proposed change will impact a window on the rear roof elevation of the dwelling which will be hidden from the public realm and not viewable from the streetscene. The proposed combination rooflight will be smaller in size than the original proposed inverted dormer with juliet balcony which was approved on the original permission, so it should offer an improved appearance. Previously no concern was raised by the Conservation Officer or Chichester Harbour Conservancy officer in regards to the rear rooflights and inverted dormer, therefore the new proposal to reduce the size of the window overall is considered to reduce the impact further supporting why new consultations have not been sought. Therefore the proposed non-material amendment is considered to be in keeping with the setting of the area and does not detract from the history or heritage of the site. The proposal is therefore considered to preserve the character of the Conservation Area, and thus accord with the statutory duty set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(iii) Impact upon residential amenity

The works to the rear of the dwelling are considered to have the least impact on the amenity of neighbouring properties due to the position of the proposed combination rooflight on the dwelling and that this will be a reduction in size to what was originally permitted. There is also a minimum distance of 10m between No 1 and the nearest neighbour which should protect and maintain privacy levels. Therefore the proposed

works can be considered acceptable.

8 **Conclusion**

The window change proposed in this case is considered appropriate to be handled as 'non-material amendment', having regard to their impact upon the character and nature of the original approval as well as the impact to residential amenity. The development would therefore comply with the general principles and objectives of policy CS16 of the Havant Borough Local Plan (Core Strategy).

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00818 subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Existing Elevations, Floor and Site and Location Plan: Drawing No 15111-01
Proposed Elevations, Floor and Site and Location Plan: Drawing No 15111-02
Rev G
Reason: - To ensure provision of a satisfactory development.