

Recommendation: **GRANT PERMISSION**

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

5 Planning Considerations

5.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Impact upon the streetscene
- (ii) Impact upon residential amenity

(i) Impact upon the streetscene

The application relates to changes to the side window (on the eastern elevation) for building regulation purposes. Whilst it is noted that the size and location of the window is being enlarged, it is not considered that these proposed changes will result in any adverse impact on the streetscene of Selangor Avenue.

(ii) Impact upon residential amenity

Whilst the proposed changes incorporate the enlargement of the centre window on the eastern elevation which would ordinarily require a variation of the original approved plans, it is important to note that the proposed window is to be obscurely glazed and permanently fixed shut to comply with the Permitted Development tolerances under Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015- this is stated clearly on the application form provided by the agent. On this basis, the applicant could undertake these works under Permitted Development without requiring the benefit of formal planning permission and therefore forms the basis for this application being considered as a non material amendment.

In assessing the scheme, the case officer has visited the adjacent neighbour (103 Selangor Avenue) whose property would be directly affected by the proposed change. Subject to a condition being imposed requiring the proposed window to be obscurely glazed (at a minimum of level 4 obscurity) and permanently fixed shut, it is considered that there would be no material impact on the adjacent neighbours dormer which would directly face the proposed window.

6 Conclusion

The proposed amendments are considered to be acceptable and approval is recommended.

7 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01005 subject to the following conditions;

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan, Site block plan, Existing and proposed elevations, Existing and proposed layout plans (Drawing No: 15-190_01 Rev B)- received 30th

September 2016

Reason: - To ensure provision of a satisfactory development.

- 2 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, the window on the eastern elevation (subject of this non material amendment) shall be non opening and obscurely glazed with an obscuration level of no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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.