

Recommendation: **GRANT PERMISSION**

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

7.2 (i) Principle of development

The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

7.3 Planning permission is required in this instance due to a condition within planning application 04/68537/000 removing Permitted Development rights:

Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the west elevation without the prior written approval of the Local Planning Authority.

Reason: In order to protect the amenity of the adjoining properties and having due regard to policies and proposals GDD1 of the Havant Borough Local Plan 1994.

(ii) Appropriateness of design and impact 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 the window is to be of a similar style to the existing window in the western elevation. This application 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

7.4 No objections have been received in relation to this application. Application 04/68537/000 restricted the insertion of any additional windows to the eastern elevation of the application site to protect the amenity of the adjoining property (No. 13 Grand Parade). The proposed location of the window the subject of this application would be parallel to the kitchen window of the neighbouring property, however, there is 1.8m high close board fencing separating the properties, and the proposed window will be obscure glazed and fixed shut.

7.5 Consequently, it is considered that the proposal is unlikely to lead to overlooking and would have limited and acceptable impact on the property to the west of the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

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/16/00951 subject to the following conditions

1. Time limit - full

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. Matching materials

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.

3. Compliance with plans

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

Location plan - received 26.09.16

Block plan - received 26.09.16

Photograph of west elevation - received 26.09.16

Drawing of west elevation - received 26.09.16

Drawing of south elevation - received 26.09.16

Reason: To ensure provision of a satisfactory development.