
Site Address:	21 North Shore Road, Hayling Island, PO11 0HL		
Proposal:	Insertion of obscure glazed window to first floor west elevation.		
Application No:	APP/15/00860	Expiry Date:	09/10/2015
Applicant:	Mr R Sitton	Team:	Team 2
Agent:		Case Officer:	Karen Wooden
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No. 21 North Shore Road is a two storey detached house located on the north western side of North Shore Road.
- 1.2 To the south west of the application site is a private road that serves three detached dwellings, all located to the rear of the application site. A bungalow is located to the west. The street scene is mixed with 2 storey and single storey dwellings of various designs and ages.

2 Planning History

- 2.1 APP/10/00448 - Addition of first floor accommodation to create two storey house. Permitted 19.10.2010

3 Proposal

- 3.1 The application seeks consent for the insertion of an obscure glazed window to first floor west elevation to serve an en-suite bathroom. The proposal falls within Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, but the original planning permission (APP/10/00448) included a condition removing Permitted Development rights with regard to the addition of first floor windows to the east or west elevations, therefore planning permission is required for this proposal.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

- 5.1 None 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: 7

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
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Appropriateness of design

7.3 The proposed obscure glazed window is considered to be of an appropriate size and design, and therefore accords with the relevant criteria of policy CS16 of the Havant Borough Core Strategy.

(iii) Impact upon residential amenity

7.4 It is considered that the obscure glazed window will not cause unacceptable harm to the amenity of the neighbouring properties and therefore would accord with the relevant criteria of policy CS16 of the Havant Borough Core Strategy

8 Conclusion

The proposed window satisfies the criteria of policy CS16 and therefore this application is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00860 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The window at 1st floor level in the west elevation of the building shall:-
- (i) consist of at least two lights divided horizontally with only the top light capable of being opened, 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 2012.

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

Floor plans, Site and Location Plan - A102
West elevation (received 14 August 2015)
Proposed first floor plan (received 14 August 2015)

Reason: - To ensure provision of a satisfactory development.