

Recommendation: **GRANT PERMISSION**

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 No consultees 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: 0

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) Impact of proposed changes

- (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) Impact of proposed changes

- 7.3 It is considered that the proposed removal of the previously permitted velux, porthole, kitchen and utility windows aspects of the scheme will have no impact. The alteration of window styles from casement to sash are considered acceptable as they will be in-keeping with the period of the property. As such, it is considered that this amendments are unlikely to lead to an adverse impact to neighbouring properties or the streetscene, and can therefore be considered as non-material.

8 Conclusion

- 8.1 The proposed amended plans are considered to be acceptable and can be considered as an acceptable change to the extant planning permission and therefore is recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01119

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Existing elevations - received 26.10.16
Proposed elevations - received 26.10.16
Existing floor plan - received 26.10.16
Proposed floor plan - received 26.10.16
Reason: - To ensure provision of a satisfactory development.
- 2 The proposed bathroom window at first floor level in the south (LHS) elevation of the development hereby approved (as indicated on drawing 97LON-13 02 rev A) shall:
 - (i) not be capable of being opened below a height of 1.7 metres above floor level, and shall be maintained in that condition at all times, and;
 - 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.