

Recommendation: **GRANT PERMISSION**

5 Statutory and Non Statutory Consultations

N/A

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: 12

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 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 this case planning permission for a single storey extension, dormer windows and carport was granted on appeal in December 2014 but excluded the dormer element. One proposed window would be located to the east side of the single storey extension and would face 27 Warblington Road. This would be fixed shut and high level. The other window would be to west facing elevation to the lounge. The principle of additional windows is considered acceptable subject to the impact on neighbours being acceptable.

(iii) Impact upon residential amenity

The east facing window would be obscure glazed and fixed shut, a planning condition to ensure that this is the case is recommended and subject to this the impact on the neighbouring property No. 27 Warblington Road would be limited and acceptable.

The west facing window is considered acceptable and faces Clovelly Road.

8 Conclusion

In conclusion, the proposed alterations to the previously approved plans are considered acceptable subject to a planning condition re the eastern window as set out above.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00513

(A) subject to the following conditions

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

Location Plan OS MasterMap 1250/2500/10000
Garage/Carport Drawing No. 14/13/2
Roof Plans Drawing No. 14/13/3
Floor Plans Rev 1
Elevations Rev 1

Reason: - To ensure provision of a satisfactory development.

- 2 The materials to be used in the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: In the interests of the character and appearance of the area having due regard to policy CS16 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, the window to the east facing elevation of the extension shall be fitted with, non-opening lights and textured glass which obscuration level is 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.