
Site Address:	5 Grenfield Court, Emsworth, PO10 7SA		
Proposal:	Substitution of obscure glazed windows with clear glazing to north facing dormer (retrospective).		
Application No:	APP/16/00186	Expiry Date:	21/04/2016
Applicant:	Mr O'Brian		
Agent:	Mr Power	Case Officer:	Stephen Andrews
	Thorns Young Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

5 Grenfield Court, Emsworth, PO10 7SA

The application property is a detached chalet style bungalow with flat roofed dormer windows in the roof slope of the north and south facing elevations. There is a conservatory to the rear.

The area is residential in nature with Grenfield Court made up of similar style detached dwellings. A large number of the surrounding residential properties have had similar style alterations to the roof.

2 Planning History

GEN/15/00813 - Loft conversion, ,14/08/2015 16:24:17

GEN/16/00005 - Loft conversion to neighbouring property., ,19/01/2016 12:09:08

GEN/16/00104 - , ,02/02/2016 11:59:11

GEN/16/00172 - Enquiry regarding a loft conversion., ,16/02/2016 16:32:28

3 Proposal

Substitution of obscure glazed windows with clear glazing to north facing dormer (retrospective).

4 Policy Considerations

National Planning Policy Framework

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

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

FAO Mr P Marshall, Development Engineer - No objection

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) Impact upon the streetscene
- (iii) 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.

The side facing dormer windows in the north and south elevations have been constructed under the permitted development entitlement for the site. Schedule 2, Part 1, Class B allows for the enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Whilst a lawful development certificate was not applied for (the owner is not obliged to) the works in the main would conform with permitted development entitlement under Schedule 2, Part 1, Class B. The enlargement of the roof is to a detached dwelling whereby the additional cubic content must not exceed 50 cubic metres. The dormer windows inserted have a cubic content of 48.906 cubic metres. The development therefore falls under the 50 cubic metre volume allowed for under Part 1, Class B of the GPO, 2015 (as amended).

The only element the development above fails on is condition B.2 (c) of the Class B provision. This requires any new window in a wall or roof slope forming a side elevation to be obscure glazed and non opening below 1.7m from finished floor level. The south facing dormer window is obscurely glazed with openings not set below 1.7m and as such would be permitted. The north facing dormer however has clear glazing. It is therefore only this aspect of the development that requires an assessment on planning grounds.

(ii) Impact on neighbour amenity

The clear glazing to the north facing dormer window, which serves two bedrooms and a stair well, predominantly look over the roof slope of immediate neighbour 6 Grenfield Court. It is only when you move directly to the window that you obtain oblique views of the rear garden area of this neighbour and the ground floor kitchen window.

Although the north facing dormer window does allow for some overlooking it is considered that 6 Grenfield Court retains sufficient levels of privacy to internal habitable spaces and within the rear garden to prevent unacceptable harm by reason of overlooking and loss of privacy. It is noted that no objection has been received from this neighbour.

The south facing dormer window is obscurely glazed and as such meets the requirements for permitted development.

Having viewed the site it is considered that were these windows to be clearly glazed harm to neighbour amenity, particularly 4 Grenfield Court, could arise due to the relationship between the two dwellings. However it is not considered necessary to add a planning condition requiring the glazing to remain obscurely glazed because the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) would require a planning application to be made if this was to occur. Further the approved plan - drawing 8137:15 Rev.D stipulates that the south facing dormer is to be obscurely glazed and would therefore be covered by the approved plans condition in any event.

Having regard to the above information it is not considered that the clear glazing of the north facing dormer window would unacceptably harm the residential amenities of the immediate neighbours (particularly 6 Grenfield Court) by reason of overlooking and loss of privacy. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

It is not considered that the clear glazing to the north facing dormer window affects the character and appearance of the area.

The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 Conclusion

The clear glazing of the north facing dormer window would not unacceptably harm neighbour amenity or affect the character and appearance of the area. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00186

subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan (1:1250) and drawing 8137:15 Rev.D
Reason: - To ensure provision of a satisfactory development.