
Site Address: Edenvale Lodge, 63 Silvester Road, Waterloooville, PO8
8TR
Proposal: Replacement of existing casement window in west elevation by new
bay window with partial obscured glazing.
Application No: APP/13/00365 Expiry Date: 03/07/2013
Applicant: Sundridge Developments Ltd Team: Team 2
Agent: Mr Chivers Case Officer: Rachael McMurray
Chivers Architecture &
Planning Ltd
Ward: Hart Plain DMC Lead Member

Reason for Committee Consideration:

Density:

HDS Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located in Silvester Road which forms a route between London Road and Milton Road, opposite the entrance to Glenwood Gardens. The neighbouring property to the north west, No. 67 Silvester Road, is a semi detached, two storey property and the neighbouring property to the south east, No. 61 Silvester Road, is a detached bungalow.
- 1.2 The site comprises a full height, three storey, detached care home of brick and tile construction. To the front of the building there is a parking area with 10 spaces with an entrance and exit point onto Silvester Road. To the rear of the building there is a garden area which is enclosed by a 2m high fence.

2 Planning History

APP/13/00203

Forming of new roof space to allow new staff training room and changing facilities.
Pending.

09/57881/018

Erection of a 3-storey care home providing 35No. bedrooms, associated parking and altered access to Silvester Road. Permitted -

08/57881/012

Erection of a 3-storey care home providing 35No. bedrooms, associated parking and altered access to Silvester Road. Permitted - 08/01/2009.

07/57881/009

Erection of a 3 storey care home providing 35No. bedrooms, associated parking and altered access to Silvester Road. This application was withdrawn on 24/01/2008, due to issues regarding an unacceptable parking layout, lack of bin storage provision and access to and from the site. Withdrawn 24/01/2008

05/57881/008

Outline application for 6No. dwellings with access in part to Silvester Road or Hart Plain Avenue. This application was permitted with a S106 agreement on 19/06/2006.

02/57881/005

Outline application (siting and means of access only to be considered) for development of 10No. dwellings on former Glenwood School site with new vehicular accesses for 4No dwellings onto Silvester Road and 6No. dwellings onto Hart Plain Avenue. Permitted 29/07/2002.

3 Proposal

- 3.1 The proposal is to replace an existing casement window at first floor level in the west elevation of the building with a bay window with partial obscure glazing. The bay window would be supported by tanalised stained softwood brackets. The roof would be plain tiles to match the existing.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 10

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 3

Three objections have been received against the application from three separate addresses. A summary of the points raised is given below:

- i. The application form states that the window would be in UPVc however all the other windows are in softwood.
- ii. Condition 14 on the original approval 09/57881/018 stated that the windows above ground floor on the west elevation should only have the top light capable of being

opened. This should apply to any new windows.

iii. View 2 on the Vision Sight Lines plan shows that overlooking does already and would continue to occur with the a new bay window.

iv. It would set a precedent for other bathrooms to be changed to bedrooms.

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) Appropriateness of the design
- (ii) Effect on the neighbouring property

(i) Appropriateness of the design

7.2 The proposed bay window would be constructed of matching materials to the main property. The roof pitch would also match a porch at ground floor level also on the west elevation. Whilst it would not match the other casement windows at first floor level on the west elevation, it would not appear so incongruous that it would have an adverse impact on the appearance of the whole building.

(ii) Effect on the neighbouring property

7.4 In order to avoid adverse overlooking of the neighbouring property, a condition was placed on the original planning permission for the care home which required the windows at first floor level and two at second floor level, to be constructed of obscured glass with only the top light capable of being opened.

7.5 The proposed bay window would feature three panes facing west, one pane facing north and one facing south. The three panes facing west towards No. 67 would comprise two lights with only the top light capable of being opened. The lower panes would be obscured glass. The top pane would be clear glazing. Other than the fact that the top light would be clear glass, these windows would be no different to the existing window in this position. The clear sections of glass would be 1.7m in height from finished floor level which is generally considered to be acceptable in terms of minimising the opportunity for overlooking. A condition could be imposed to prevent the lower sections of glass from being changed to clear glass or being openable.

7.6 The windows facing north and south are proposed to also have two panes of glass with the top being openable. However, both top and bottom are proposed to be clear glass. It is considered that the north facing window would provide a view over No. 67. However, this would be at a very acute angle and the majority of the view would be on the side elevation which is visible from the street scene. The south facing window would look over the garage located on the shared boundary with No. 67 and towards the rear section of the garden belonging to No. 67. However, this again would be at an acute angle. Overall it is considered that the degree of overlooking would be so harmful as to warrant a reason for refusal. A condition could be imposed to ensure that the north and south facing windows remain unopenable to restrict any further views.

7.7 If any other windows on the west elevation are proposed to be changed, this would be subject to either a variation of condition application or a full planning permission and would be determined on their own merits.

8 **Conclusion**

On balance, it is not considered that the proposed bay window would warrant a reason for refusal and is therefore recommended for permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00365 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 three windows in the west facing elevation of the bay window hereby approved shall consist of at least two lights divided horizontally with only the top light capable of being opened, which shall be at least 1.7m above internal floor level and the lower panes of glazing on the west elevation shall 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 north and south facing windows of the bay window hereby approved shall remain fixed shut at all times unless otherwise agreed in writing by the Local Planning Authority.
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.
- 4 The external materials to be used shall match in type, colour and texture those on the existing building, unless agreed otherwise in writing by the Local Planning Authority.
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 2012.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site and location plans - DN: 1301/TP.02
Vision sight lines plan - DN: 1301/TP.03
Proposed bay window elevations and floor plan - DN: 1302/TP01

Reason: - To ensure provision of a satisfactory development.

Appendices:...