

1 Site Description

- 1.1 No 2 Winfield Way is one of three properties built as a small collective group of flats above garages. This area also includes 5 parking spaces and is accessed off Winfield Way.

No. 2 Winfield Way is a one bedroom flat which was original built over a block of 4 garages, and is linked to No, 3 by a central external staircase. Of the four garages below the application site, two have been opened up internally to create a ground floor shower room and an ancillary room, one has had internal alterations and benefits from a spiral staircase linking the ground floor with the first floor living room, and the remaining garage is still available to be used for the storage of a car.

2 Planning History

None relevant to this application

3 Proposal

Installation of new patio door and ground floor window to north elevation and new ground floor window and garage door to south elevation.

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

None 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: 4

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.

(ii) Impact upon the streetscene

The installation of the window and door to the rear of the property will not be visible from the streetscene.

To the front elevation it is proposed that the new window and garage door will be constructed using matching materials to the existing. The area to the front of the property accesses two similar style properties and is otherwise used for parking.

It is not considered that the installation of the window and double garage door to the front elevation of the property would have a detrimental affect upon the streetscene, and therefore will comply with policy CS16 of the Havant Borough Core Strategy 2011, and the National Planning Policy Framework.

(iii) Impact upon residential amenity

The removal of the two garage doors to the front elevation, to be replaced with one window and one double garage door are small alterations that will have no affect on the neighbouring residents.

The addition of the window and door to the rear elevation will be visible to the occupiers of 4 Winfield Way but it is not considered that these will cause unacceptable harm with regard to the loss of privacy, outlook or overlooking and therefore will comply with policy CS16 of the Havant Borough Core Strategy 2011, and the National Planning Policy Framework.

No representation letters have been received in relation to this application.

8 Conclusion

The proposal is not considered to cause unacceptable harm to either the streetscene or neighbouring properties and therefore this application complies with policy CS16 of the Havant Borough Core Strategy 2011, and the National Planning Policy Framework, and is recommended for permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT**

PERMISSION for application APP/16/00032 subject to the following conditions