
Site Address: 65 Beaufort Road, Havant, PO9 3HT
Proposal: Non material change to planning permission APP/15/00384 relating to insertion of an obscure glazed ground floor window.
Application No: APP/15/01097 Expiry Date: 30/10/2015
Applicant: Mrs A Gibbs Team: Team 1
Agent: Case Officer: Emma Chisnall
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

No.65 is a two storey semi-detached dwelling house located on the western side of the road. The adjoining dwelling has been extended to the rear by means of a single storey extension. The application site has an enclosed rear garden and an integral garage and driveway for the parking of cars.

The dwellings to the south of the site No's 80 and 82 Bedhampton Road have an extant permission, APP/12/00913, for 2 No pairs of 3 bed semi-detached houses.

2 Planning History

03/69110/000

Demolition of existing garage and erection of two storey extension to the side (south) elevation of the dwelling.

APP/15/00384

Construction of two storey rear extension. Permitted

3 Proposal

Non material change to planning permission APP/15/00384 relating to insertion of an obscure glazed ground floor window to the south elevation.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))

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

None

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: 0

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 character of the area
- (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 extension to the rear has consent under planning permission reference APP/15/00384. The proposal is to install a small obscure glazed window at single storey in the side elevation of the dwelling. This is considered an acceptable proposal.

(ii) Impact upon the character of the area

The proposed window would only be readily visible from the south of the plot and would not be a detriment to the visual amenities of the area. Within the immediate area there are examples of developments which have obscure glazed windows in ground floor side elevations and as this would not be visible from the streetscene it is considered this proposal would be in keeping with the character of the area.

(iii) Impact upon residential amenity

The proposal for the obscure glazed window on the ground floor side elevation is acceptable due to it sitting at ground floor level and its obscure glazing. The proposal would not lead to any loss of privacy or cause over-looking to either the existing dwelling or the proposed dwelling given consent under application reference

APP/12/00913.

8 Conclusion

It is considered that the proposal is acceptable as a non-material minor amendment and it is noted that the insertion of a side window would normally constitute permitted development under the terms of the General Permitted Development Order 2015.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01097

(A) Subject to the following conditions:-

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

Proposed Side Elevation and Proposed Ground Floor Plan Taken from
APP/15/00384: Drawing No 1

Proposed Rear and Side Elevation Plan Taken from APP/15/00384: Drawing
No 2.

Reason: To ensure that the development is completed satisfactorily in all respects and is in accordance with conditions 1 and 3.