
Site Address:	35-37 Greywell Road, Havant, PO9 5AH		
Proposal:	New and replacement windows.		
Application No:	APP/15/00012	Expiry Date:	08/06/2015
Applicant:	Mr Watson	Team:	Team 2
	Sinclair Clark Allegral Ltd		
Agent:	Mr Knight	Case Officer:	Daphney Haywood
	Knight Architectural Design		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a mainly 2 storey now vacant retail unit situated on a corner position within the District Centre of Leigh Park (The Greywell Centre).

2 Planning History

APP/15/00438- 35 Greywell Prior notification for change of use from a retail use (class A1/A2) or a mixed retail and residential use to C3 residential use subject to prior approval covering flooding, highways and transport issues and contamination.- Not yet determined

APP/15/00439 -37 Greywell Prior notification for change of use from a retail use (class A1/A2) or a mixed retail and residential use to C3 residential use subject to prior approval covering flooding, highways and transport issues and contamination. Not yet determined

3 Proposal

The proposal is for the insertion of windows within the first floor elevations to provide day lighting. A separate prior approval application for the change of use of this first floor floorspace to residential units has been submitted for separate consideration.

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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 15

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

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 proposed windows which are of similar design to nearby first and second floor windows would be in character with the existing building and would not be detrimental to the street scene. As such the proposal would accord with Policy CS16 1 c.

- (iii) Impact upon residential amenity

The proposed windows would be located on the 2 elevations that face the car park and the service road, plus facing the side elevation to the flats at 35A and 37B. The windows onto the car park and service road will not result in loss of privacy. With regard to the elevation onto the adjacent flats, these properties each have an obscure glazed door, preventing loss of privacy. The proposed door and window which are offset from the existing doors, involve a similar relationship to fenestration elsewhere on the estate, and the development satisfies the requirements of Policy CS16 e.

8 Conclusion

The proposed development is considered acceptable and to accord with the provisions of Policy CS16.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00012

subject to the following conditions

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.

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

Block Plan KAD14AEx

Existing and Proposed works KAD17AEX rev B

Reason: - To ensure provision of a satisfactory development.