
Site Address:	65, 69-77, Greywell Road, Havant		
Proposal:	New and replacement windows.		
Application No:	APP/15/00392	Expiry Date:	19/06/2015
Applicant:	Mr Nigel Watson	Team:	Team 2
	Sinclair Clark Allegra Ltd		
Agent:	Mr Ian Knight	Case Officer:	Daphney Haywood
	Knight Architectural Design		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises the upper floors of 65 and 69 to 77 Greywell Road which are situated within the District Centre of Leigh Park (The Greywell Centre).

2 Planning History

APP/00437 - 65 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/00517- 69 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/15/00518 -71Greywell- 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/15/00519 - 73Greywell- 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/15/00520 - 75Greywell- 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/15/00521- 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

New and replacement windows.

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

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: 39

Number of site notices: Yes

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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 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

In respect to 65 Greywell, the proposal is for first floor windows facing the service area and car park and a door and window facing onto an external courtyard, which currently has 2 doors and 2 windows. The position of the door and window onto the external courtyard has been amended so as not to lie directly opposite the existing doors and windows and to retain an acceptable level of privacy.

With regard to 69- 77 Greywell, the proposal is to replace the existing windows at first and second floor in the front elevation, and new first floor windows on an internal elevation facing the store area to Tesco's. The proposed windows will not result in loss of privacy 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/15/00392 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Block Plan KAD14AEx
Existing and Proposed works KAD11AEX rev B

Reason: - To ensure provision of a satisfactory development.
- 3 The glazing to the proposed entrance doors 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.