
Site Address:	Flats 1 and 4, 388 Sea Front, Hayling Island		
Proposal:	Insertion of two windows into the west elevation.		
Application No:	APP/15/00216	Expiry Date:	22/04/2015
Applicant:	Mr S Tiffin	Team:	Team 2
Agent:	Miss McCrudden	Case Officer:	Richard Nash
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a three storey apartment block located within generous grounds on the north side of Sea Front, west of its junction with St Georges Road. The site is landscaped to the front, with external parking and garaging to the rear accessed by a driveway along the eastern side of the site. There are further apartment buildings to the east and west and large dwellings in St Catherines Road to the north. On the opposite side of Sea Front, Beachlands Golf Course lies between the site and the sea.

2 Planning History

None relevant.

3 Proposal

The current application proposes the insertion of two windows into the west elevation of the building.

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

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: 40

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 4

Summary:

Given the height is not above the second storey, the small size of the new windows, and the distance from St Catherines Court flats to the west I believe any adverse impact should be minimal. You would be wise to check that there is no significant overlooking of the St Catherines Court balconies.

Windows on the west elevation of the property will set a precedent for the same to be done on the eastern side of the property. This will severely impact on the privacy of residents in Channel House, 386 Sea Front.

If planning is passed for these windows, then they should be of frosted glass.

The windows overlook 79 Sea Front and so should be obscured.

Comment:

These matters are discussed in Section 7, although it is noted that 79 Sea Front is some distance from the application site and is therefore unlikely to be affected by the proposal.

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 on the application site and locality
- (iii) Impact on 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. Furthermore, the addition of windows to a building of this scale and character would also normally be considered appropriate in principle.

(ii) Impact on the application site and locality

The proposed windows would serve lounge areas to two flats at ground and first floor level of the building. The windows would be of a modest scale, reflecting the level and size of others on the same elevation and would improve the symmetry of the window positions on this side of the building. As they would be located within a side elevation at a distance in excess of 30 metres from the public highway, the windows would have a negligible impact on the wider locality.

(iii) Impact upon residential amenity

The proposed windows would directly face the flank wall of St Catherines Court (SCC), to the west of the site, at a distance of approximately 15 metres across a parking area and access drive. These open areas could not be described as 'private' in terms of overlooking. SCC has windows, to each floor, facing towards the proposed windows. However, the windows in the SCC elevation are angled to the vertical plane and at least 50% obscured in each case, such that views directly in to and out of the rooms they serve are limited.

For these reasons it is considered that the proposed windows would not give rise to a detrimental degree of overlooking of the adjoining property, and there is no necessity for them to be double glazed. The granting of this planning permission would not set any automatic precedent for allowing new windows in other parts of the building, where relationships with other buildings and amenity areas might be different.

8 Conclusion

The proposed insertion of two windows into the west elevation of the building would be acceptable in principle and would not have any detrimental impact on the character and appearance of the application site and locality, or on the amenities of occupiers of neighbouring properties. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00216, 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:

01-2015-PD100

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials to be used shall match in type, colour and texture those on the existing building.
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.