
Site Address: 15 Haslemere Gardens, Hayling Island, PO11 9SD
Proposal: Variation of Condition 5 of Planning Permission APP/12/00882 to substitute approved drawing OI 263/Rev A with revised plans to allow retention of windows as built on north, south and west elevations.
Application No: APP/14/00124 Expiry Date: 26/05/2014
Applicant: Mr A Green Team: Team 1
Agent: Case Officer: Penny Ware
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

Haslemere Gardens is a residential road in the south east of Hayling Island. The road contains a combination of bungalows, chalet bungalows and mobile homes. The road is characterised by a uniform building line and front gardens of an open character. No. 15 Haslemere Gardens is a modestly proportioned bungalow set back from the front of the plot by approximately 10 metres. The land to the front and rear of the property is level. A drive exists to the south side of the bungalow providing vehicular access to the rear garden. There is a bungalow to the north of the plot and three mobile homes to the south.

2 Planning History

2.1 APP/12/00882

Application for a single storey rear extension. Loft conversion to allow living accommodation at first floor incorporating dormers to front and rear.
Permitted 31 October 2012. This application was implemented shortly after consent was granted, but was found to be built at variance to the approved plans (changes to fenestration to ground floor), following an enforcement complaint.

2.2 APP/12/00518

Application for Certificate of Lawfulness relating to alterations to roof to allow for living accommodation at first floor; comprising hip to gable ends, infill roof to existing ridge height and new pitched roof dormer to rear.
Permitted 2 August 2012

2.3 APP/11/01537

Loft conversion incorporating raising of roof and provision of front and rear dormers. Single storey rear extension. (Resubmission.)
Withdrawn 8/6/12 due to officer concerns regarding impact on no. 17.

2.4 APP/10/00986

Extension to rear of bungalow and increase the height of the roof by 1.5m. Detached double garage/boat store to rear of garden. Refused 3/2/11. This application was appealed and was subsequently dismissed.

2.5 APP/10/00543

Side and rear extension and the replacement of the existing hipped roof with a partially

hipped roof of 1.5 metres greater in height incorporating front and rear dormers.
Double garage / boat store to the rear. Refused 5 November 2010

3 Proposal

- 3.1 The application seeks a variation of condition 5 of Planning Permission APP/12/00882 to substitute drawing 01 263/1/RevA with revised plans to allow retention of windows as built on north, south and west elevations.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

Havant Borough Design Guide Supplementary Planning Document 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

No Consultations Required

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2 (both from the same individual/property address)

Initial comments received

Retention of the windows to the north elevation of the ground floor extension will result in overlooking and loss of privacy.

Additional comments received

Following receipt of revised plans initial objection appears to be overcome following negotiations with the applicant.

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) Appropriateness of Design
- (iii) Effect on Neighbouring properties

(i) Principle of development

- 7.2 The site is designated as being within a defined built up area in the Local Plan and therefore, development is acceptable in principle subject to meeting the criteria of the development management policies listed in section 4. It is worth noting that the principle regarding the development constructed on the site (in particular the ground floor rear extension) has already been established under Planning Permission APP/12/00882. This application is only concerned with the retention of the windows installed.

(ii) Appropriateness of Design

- 7.3 The windows proposed for retention match those existing in terms of scale and design and appear satisfactory in context. As such the development is considered to be acceptable, and meets the requirements of Policy CS16 of the Local Plan and the guidance within the Borough Design Guide SPD.

(iii) Effect on Neighbouring properties

- 7.4 The changes to the fenestration to the south (side) and west (rear) elevations of the ground floor extension constructed, whilst different to that originally permitted are not considered to have any adverse impact on the amenity for adjacent occupiers and as such are considered to be satisfactory.

- 7.5 The windows fitted to the north elevation of the ground floor extension permitted are small in size and consistent in detail and design with those installed to the south and west elevations of the ground floor extension. The windows to this elevation as originally installed are of a casement design, split horizontally, with a top light. The windows are fully openable. Following an initial assessment on site and discussions with the owner of the property revised plans were subsequently submitted proposing that the easternmost window to the north elevation of the ground floor extension permitted be obscure glazed with the bottom casement permanently fixed shut. This proposal would satisfactorily address the overlooking and loss of privacy resulting from the current arrangement in place and would satisfactorily resolve the amenity issues for the occupiers of the adjacent residential property to the North (17 Haslemere Gardens).

It is recommended therefore that in order to protect the amenity of occupiers of No 17 Haslemere Gardens that a condition is imposed to ensure that

(i) the easternmost window to the north elevation of the ground floor extension permitted must at all times be and remain fitted with obscure glass, and

(ii) the bottom casement window shall be permanently fixed shut and unopenable at all times.

8 Conclusion

The proposed variation of condition 5 of Planning Permission App/12/00882 to retain

the windows installed to the south west and north elevations is considered acceptable in terms of design and the impact on residential amenity. As such Planning Permission is recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00124

(A) subject to the following conditions

- 1 Within 2 months of the date of this permission, the most easterly bedroom window in the north elevation of the rear extension to the building annotated 'obscure glazed' and 'top light only to be capable of being opened lower casement to be permanently fixed shut' on the approved plans (Plan 3) shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and

(ii) 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.

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

Floor Plan, Original and as Proposed - Plan 1

Front Elevation, Existing, as Approved (previously) and as Proposed - Plan 2

North Side Elevation, Existing, as Approved (previously) and as Proposed - Plan 3

South Side Elevation, Existing, as Approved (previously) and as Proposed - Plan 4

West Elevation, Existing, as Approved (previously) and as Proposed - Plan 5
Flood Risk Assessment

Reason: - To ensure provision of a satisfactory development.