
Site Address: 5 The Saltings, Havant, PO9 1SB
Proposal: Replacement of 2No. timber framed single glazed first floor windows and 1No. first floor side window, with PVC double glazed windows to match rest of terrace fenestration.
Application No: APP/13/01251
Applicant: Mr & Mrs T Tollerfield
Agent:
Ward: St Faiths

Expiry Date: 13/02/2014
Team: Team 1
Case Officer: Sally Smith

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is an end of terrace unit in The Saltings. The Saltings is a cul-de-sac of modern units at the western end of Langstone High Street, lying within both the Langstone Conservation Area and the Chichester Harbour Area of Outstanding Natural Beauty. With respect to the terrace the other units have all changed their windows to UPVC and no.5 has already changed their front windows. The windows the subject of the application are in the side flank and the two upper windows on the rear.

2 Planning History

- 2.1 Nothing of relevance to the unit.
- 2.2 Article 4 direction covers Langstone Conservation Area with respect to permitted development rights.

3 Proposal

- 3.1 The proposal is to change the two rear upper windows and the upper window in the side elevation to a UPVC finish with glazing bars.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

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)

Listed Building Grade: Not applicable.
Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No response

Conservation Officer

As a modern property have not proceeded with the consultation.

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: 7

Number of site notices: One

Statutory advertisement: 10/01/2014 - Conservation Area

Number of representations received: None

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 on the Conservation Area
- (iii) Impact on the character of the AONB

(i) Principle of development

7.2 The development proposed would normally be permitted development and changing windows would be acceptable in principle. However, with an Article 4 direction in place in Langstone Conservation Area permission is necessary and the proposals must be considered in terms of their impact on the character of the area.

(ii) Impact on the Conservation Area

7.3 As the change of windows is in a modern terrace and all the dwellings in 1 - 5 have already changed their front windows and the other units have changed their rear windows the principle of changing to UPVC will not be harmful to the character of the Conservation Area, the terrace or the dwelling. The proposal is therefore considered acceptable under the provisions of CS11 and CS16.

(iii) Impact on the character of the AONB

7.4 The house is set within a modern cul-de-sac and is set back from the Harbour frontage. The changed windows will not be seen from the Harbour and will not have an impact on its landscape character. Whilst a comment has not been received from the Conservancy it is considered that the proposal will be acceptable under policy CS12.

8 **Conclusion**

8.1 It is considered that the proposal is acceptable.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01251 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 and documents:

Schedule of Work
Peasons' sale details
Elevation of rear of 1-5
Site Plan 1:1250
Window Specification
Photo pages 1 - 3

Reason: - To ensure provision of a satisfactory development.