
Site Address: Former site of, 108 Lovedean Lane, Waterloo, PO8 9SN
Proposal: Application for non-material change to Planning Permission APP/13/00657 in relation to the windows in Plot B.
Application No: APP/13/01099 Expiry Date: 02/12/2013
Applicant: Mr N Bone Team: Team 2
Agent: Case Officer: Stephen Cantwell
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

2 Planning History

APP/13/00657 Demolition of existing 3 bed house. Construction of 1No. 4 bed detached chalet bungalow and 1No. 3 bed detached chalet bungalow and detached double garage, utilising existing vehicular access from Lovedean Lane.
Approved 28 August 2013

3 Proposal

To move position of ground floor window on south side elevation and to correct the plans to include first floor velux window on south side roof slope.

4 Policy Considerations

National Policies
NPPF 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

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: 1

Number of representations received: 1

Summary: No objection if obscure glass

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) The impact on neighbour to the south

The repositioning of the ground floor side window some 1.1m further east raises no new concerns, it is screened by existing boundary hedging and fence. The window is approx 0.5m narrower than in the plans originally approved.

The velux window in the southern roofslope would be 1.7m at the cill and obscure glazed. It corrects an error in the approved drawing, which mistakenly showed the window in the north elevation.

The neighbour to the south has confirmed no objection, subject to the use of obscure glass.

8 Conclusion

The proposal is acceptable subject to obscure glazing and a high cill; this is annotated on the drawing submitted with this application.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01099 approve the application subject to the following condition:

1 The rooflight window in the southern elevation of the building shall be installed only in accordance with the drawing entitled 'Non Material Amendment for Velux Window', which was received on 4th November 2013. It shall be permanently:

(i) set at a high level so that the cill is at least 1.7m above internal floor level,

ii) 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.

