

Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr & Mrs	First name:	P	Surname:	Digby		
Company name:							
Street address:	Primrose Cottage			Telephone number:	Country Code	National Number	Extension Number
	Avenue Road						
				Mobile number:			
Town/City:	Hayling Island			Fax number:			
County:	Hampshire			Email address:			
Country:	GB						
Postcode:	PO11 0LX						
Are you an agent acting on behalf of the applicant?				☒ Yes	☐ No		

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	A	Surname:	Hinton		
Company name:	Corinthian Architectural Design						
Street address:	8 Davys Court			Telephone number:	Country Code	National Number	Extension Number
	Main Road						
	Funtington			Mobile number:			
Town/City:	Chichester			Fax number:			
County:	West Sussex			Email address:			
Country:	Great Britain						
Postcode:	PO18 9LG						

3. Site Address Details

Full postal address of the site (including full post code where available)

House:		Suffix:	
House name:	Primrose Cottage		
Street address:	Avenue Road		
Town/City:	Hayling Island		
County:	Hampshire		
Postcode:	PO11 0LX		

Description of location or a grid reference
(must be completed if post code is not known):

Easting:	472103
Northing:	103124

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

5. Description of Proposal

Please provide a description of the approved development as shown on the decision letter:

Proposed two storey side and rear extension and part first floor front extension, incorporating new gable end to front elevation and 2 No. velux windows.
(Revised application.)

Application reference number: APP/12/00291

Date of decision: 14/05/2012

Please state the condition number(s) to which this application relates:

Condition number(s):

6

Has the development already started?

☐ Yes ☒ No

6. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed:

Condition 6 states all proposed windows / glazing at or above 1st floor are to -

(i) be of a type not capable of being opened; 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.

We feel this condition is unreasonable on the following grounds -

Proposed high-level window to bedroom requires ventilation for -

1. General well-being and indoor air-quality to habitable rooms (in accordance with BRE guidelines).

2. Rapid ventilation (in line with current building regulations requirements for habitable rooms).

3. Prevention of condensation via promotion of air movement / ventilation.

4. Whilst proposed window is South West facing, the nature of the window has been designed to be high level glazing specifically to remove the overlooking aspect. The very nature of this window was designed to provide South facing high level light and ventilation only, whilst the aspect and viewing direction of the room has clearly been set up to be North facing with main gable window looking towards Avenue Road.

Where the LA feel it prudent to allow a degree of opening to this window only, our clients would be satisfied to consider limited top hung opening (45 / 60 deg). Within the scope of such opening (full or partial), we do not feel this would provide any increased overlooking issues over the current adjacent bedroom arrangements, despite the new bedroom being a few meters closer to adjacent dwellings to the South West.

Fixed panel (non-opening) glazing adjacent is to the staircase / FF lobby. This space is non-habitable accommodation and as such use / persons traffic will be minimal. As such we feel applying obscure glazing is unjustified. The position of this glazing is also immediately adjacent to an existing FF bedroom window which has always been deemed acceptable as part of the original design / planning permission of the house.

If you wish the existing condition to be changed, please state how you wish the condition to be varied:

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

8. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: First name: Surname:
Person role: Declaration date: ☒ Declaration made

8. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ☒

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date