DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/26/00072

APPLICATION TYPE: Retrospective Permission

PROPOSAL: Retrospective application for the replacement of 3 wooden windows (downstairs bay & 2 upstairs), at rear of the property.

SITE ADDRESS: 51 South Street, Havant, PO9 1BY

AGENT DETAILS: N/A
APPLICANT DETAILS: Mrs Turner

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 17 August 2026

RECOMMENDATION: **GRANT PERMISSION**

1 Site Description

51 South Street, Havant is a detached two storey dwellinghouse constructed with brown brick, with a white render detail to the front first floor elevation with a terracotta coloured hung roof tile. The property is located within St Faiths Conservation Area.

2 Planning History

None relevant

3 Proposal

Retrospective application for the replacement of 3 wooden windows (downstairs bay & 2 upstairs), at rear of the property.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer
I have viewed the documents in relation to this application, whereby the application site lies within the St Faiths Conservation Area. I confirm that I have no concerns with the works carried out regarding the replacement windows and therefore raise no objection to the application, which complies with s72 of the T&CPA 1990, along with the relevant sections of the NPPF and adopted Local Plan.

Tree Officer
No comments received.

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: 4

Number of site notices: 1

Statutory advertisement: Yes

Number of representations received: 0

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 and impact on the character of the Conservation Area
(iii) Effect on neighbouring properties
(iv) Biodiversity Net Gain (BNG)

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the Conservation Area

7.3 The proposal seeks retrospective consent for the retention of replacement windows to the rear elevation of the dwellinghouse. The replacement windows comprise uPVC-framed double-glazed units to the ground-floor kitchen window and two first-floor windows. The original timber windows had deteriorated beyond repair and therefore required replacement. Owing to their location on the rear elevation of the property, the replacement windows are not readily visible from the public realm and are not considered to result in harm to the character or appearance of the St Faith's Conservation Area.

7.4 The proposal is therefore considered to be appropriate in context to the main building acceptable and has not resulted in harm to the character of the St Faiths Conservation Area, meeting the requirements of Policies CS11, CS16 of the Havant Borough Local Plan (Core Strategy), and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(iii) Effect on neighbouring properties

7.5 The retention of the windows serving the rear elevation of the property is not considered to increase overlooking, loss of privacy, or any other adverse impact on neighbouring properties to the rear when compared with the existing arrangement. Accordingly, the proposal is considered to have an acceptable impact on neighbouring residential amenity.

7.6 Consequently, it is considered that the retention of the proposal would not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

7.7 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusion

8.1 The retention of the replacement windows to the rear elevation is acceptable in principle, is appropriate in terms of design and its impact on the character of the conservation area and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

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9 RECOMMENDATION:

That the Interim Head of Planning be authorised to **GRANT RETROSPECTIVE PERMISSION** for application APP/26/00072 subject to the following conditions

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

Heritage Statement
Location Plan
Block Plan
Window Specifications/Measurements
Window Spec Plan
Elevation Image 1
Elevation Image 2
Elevation Image 3

Reason: To ensure provision of a satisfactory development.

Informative:

In accordance with Policy DM3 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and

- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice,

- Your application was acceptable as submitted and no further assistance was required.