

Supplementary Planning Information

HAVANT BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE
24 May 2018

I am now able to enclose, for consideration by the Development Management Committee on 24 May 2018, the following supplementary planning information that was unavailable when the agenda was printed.

Agenda No	Item	
4	Site Viewing Working Party Minutes	1 - 2
	To receive the minutes of the Site Viewing Working Party held on 17 May 2018	
9(1)	APP/18/00134 - Fair Acre, Church Lane, Hayling Island	3 - 10
	Proposal:	
	Variation of condition 3 of planning permission APP/16/00993 to allow for:	
	1. First floor west facing bedroom window to be retained with applied obscure film and fitted with a restricted opening but allowing for emergency access (if required)	
	2. First floor south facing en-suite window to be retained with applied obscure film	
	<u>Associated Documents</u>	
9(2)	APP/18/00151 - 48 Havant Road, Emsworth	11 - 26
	Proposal:	
	Erection of replacement detached workshop.	
	<u>Associated Documents</u>	

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HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 17 May 2018

Present

Councillor: Buckley (Chairman)

Councillors: Branson (Minute 49), Lloyd, Lowe (Minutes 48 and 49) and
Cresswell

Other Councillor(s): Turner (Minute 48)
Councillors

Officers: Emma Chisnall, Development Management Planning Officer
David Eaves, Principal Planner
Nicholas Rogers, Democratic Services Officer
Mark Gregory, Democratic Services Officer

45 Apologies

Apologies for absence were received from Councillors Howard, Keast, and Thomas.

46 Minutes

The Minutes of the meeting of the Site Viewing Working Party held on 29 March 2018 were agreed as a correct record and signed by the Chairman.

47 Declarations of Interests

There were no declarations of interests.

48 APP/18/00134 - Fair Acre, Church lane, Hayling Island

Proposal: Variation of condition 3 of planning permission APP/16/00993 to allow for:

1. First floor west facing bedroom window to be retained with applied obscure film and fitted with a restricted opening but allowing for emergency access (if required)
2. First floor south facing en-suite window to be retained with applied obscure film

A revised appendices pack was circulated at the meeting.

The site was viewed given a request by a ward councillor that this application be determined by the Development Management Committee.

The Working Party received a written report by the Head of Planning, which identified the following key considerations:

- (i) principle of development;
- (ii) impact upon the conservation area and character of the area; and
- (iii) effect on neighbouring properties.

The Working Party viewed the site, the subject of the application, to assess whether there were any additional matters that should be considered by the Development Management Committee. The Working Party also viewed the site from rear garden, bedroom, and bathroom of Church Cottage and the rear garden of, Sunnyfields, St Peter's Road.

RESOLVED that, based on the site inspection and information available at the time, no additional information be provided to the Development Management Committee.

49 APP/18/00151 - 48 Havant Road, Emsworth

Proposal: Erection of replacement detached workshop

A revised appendices pack was circulated at the meeting.

The site was viewed given a request by a ward councillor that this application be determined by the Development Management Committee.

The Working Party received a written report by the Head of Planning, which identified the following key considerations:

- (i) principle of development
- (ii) appropriateness of design and impact on the character of the area
- (iii) effect on neighbouring properties
- (iv) potential issues from the workshop use
- (v) trees; and
- (vi) drainage

The Working Party viewed the site, the subject of the application, to assess whether there were any additional matters that should be considered by the Development Management Committee. The Working Party also viewed the site from the kitchen, dining room, and rear garden of 46 Havant Road, Emsworth.

RESOLVED that, based on the site inspection and information available at the time, no additional information be provided to the Development Management Committee.

The meeting commenced at 1.15 pm and concluded at 3.00 pm

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Chairman

ADDENDUM

DEVELOPMENT MANAGEMENT COMMITTEE
DATE 24th May 2018

Item 9 (1)

Fair Acre, Church Lane, Hayling Island

Updated 22nd May 2018.

Updates

Paragraph 6 Community Involvement

1 Additional representation from previous objector:

Film not ample substitution for obscure glazing – as confirmed by your authority

Officer Comment: Whilst obscure glazing is the usual requirement the film has been assessed in this case to be acceptable following visits to see it in place and detailed considerations of the merits of the case.

Cost of replacement with obscured glass negligible, therefore, if the applicant is genuine in determination to maintain privacy of their neighbours fail to see why they are resistant to replacing glass with materials originally accepted but never installed.

Officer Comment: The proposals as currently submitted are considered to acceptably protect privacy as set out in the Committee report.

Concern over proposed limiters that are just catches that can be released without difficulty. Alternative means of escape. Not entirely true that view from limited opening windows would be of the applicants garden only. If simple catches released then window would open fully and directly overlook private areas of Church Cottage. Applicant already on record as happy to permanently lock the referred to windows.

Officer Comment: The application as currently proposed is for restricted opening but allowing for emergency access if required. The application is considered to represent an acceptable proposal in limiting views from the west facing window. A further condition in relation to the detailing of the restricted opening is recommended below.

Ventilation argument ignores fact that there are numerous windows serving the bedroom and ventilation is readily elsewhere. Bathroom could be fitted with extractor fan for additional ventilation and/or applicant could change window design to include high level fan opening window with sash, above 1.8m from finish floor level.

Officer Comment: Whilst other ventilation may be achievable it is considered that the current proposal would allow for ventilation whilst maintaining privacy.

Concerns raised about lack of service of breach of condition notice and potential ongoing enforcement requirements if windows opened beyond limiter catches.

Officer Comment: Enforcement Action is discretionary and the Council seek to work with applicants to resolve issues identified. It is considered that the current proposal

provides an appropriate means of preventing direct overlooking. The conditions are considered to meet the relevant tests of the NPPF.

9 RECOMMENDATION:

Add extra conditions:

3. The restricted opening shall have a maximum opening of 100mm excepting in the event of an emergency unless otherwise agreed in writing by the Local Planning Authority.

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.

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

Location Plan licence No: 100047474

Block Plan Drawing No: 16/201/B01

Existing and Proposed Floor and Elevations Plan Drawing No: 16/201/P01
revision E amended 27/03/18

Reason: - To ensure provision of a satisfactory development.

**Item 9 (1) APP/18/00134 – Fair Acre, Church Lane,
Hayling Island**

**Photos taken by an objector at Church
Cottage, St. Peter's Road, Hayling Island**

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ADDENDUM

DEVELOPMENT MANAGEMENT COMMITTEE
DATE 24th May 2018

Item 9 (2)

48 Havant Road, Emsworth

Updated 22nd May 2018.

Updates

Paragraph 7: Planning Considerations

Correction:

The second sentence of paragraph 7.14 is amended to read:

The proposed workshop is positioned towards the east side of the rear garden of No.48 and as such shall be set away from the shared boundary with No. 50 by approximately 12m and the neighbouring dwellinghouse by approximately 24m.

Additional Information:

An amended Shade Analysis has been submitted to reflect the amended siting of the garage (further back in the garden of No.48) previously submitted this analysis is attached to this addendum update.

9. RECOMMENDATION

Amendment to condition to reflect the amended shade analysis:

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

Site Plan: Drawing No 1193-01 REV B
Block Plan: Drawing No 1193-02 REV B
Shade Analysis: Received 21.05.2018
Streetscene Plan: Received 02.04.2018
Proposed Floor/roof plan and Elevations: Drawing No 1193_10 REV A

Reason: - To ensure provision of a satisfactory development.

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Proposed Workshop

48 Havant Road, Emsworth, Hants, PO10 7JG

SUN PATH ANALYSIS

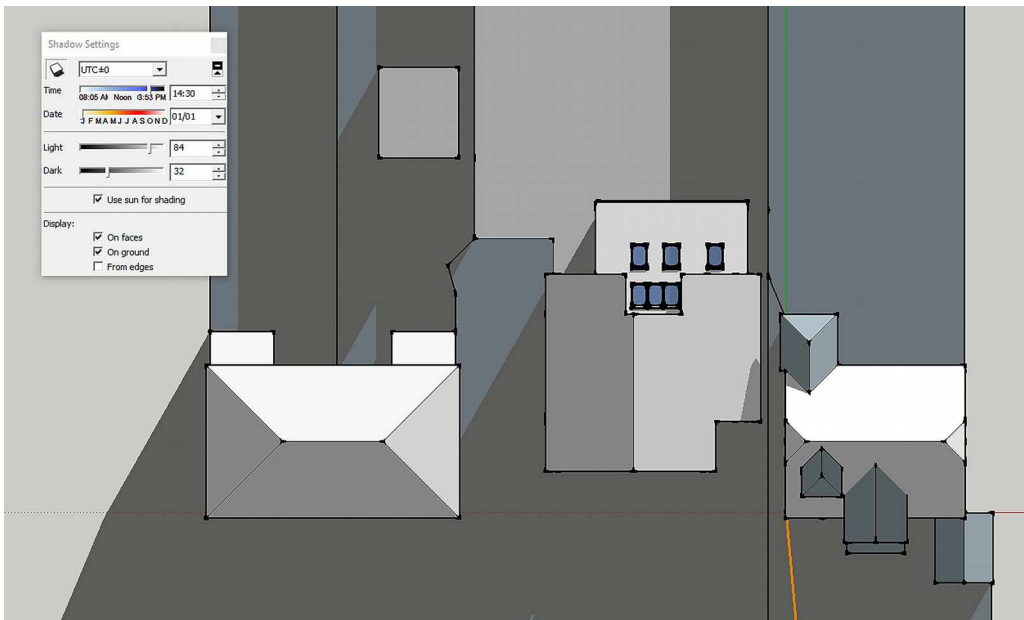
Revised 21/05/2018

The sun path analysis has also been revised in light of the relocation of the workshop – so this document now represents the proposal as denoted on current application drawings (being 3m south of the original location to accord with the recommendation of the Case Officer). This analysis demonstrates the proposed replacement workshop would have a lesser impact on 46 Havant Road than the original garage present at 48 Havant Road for the full 12 months of the year.

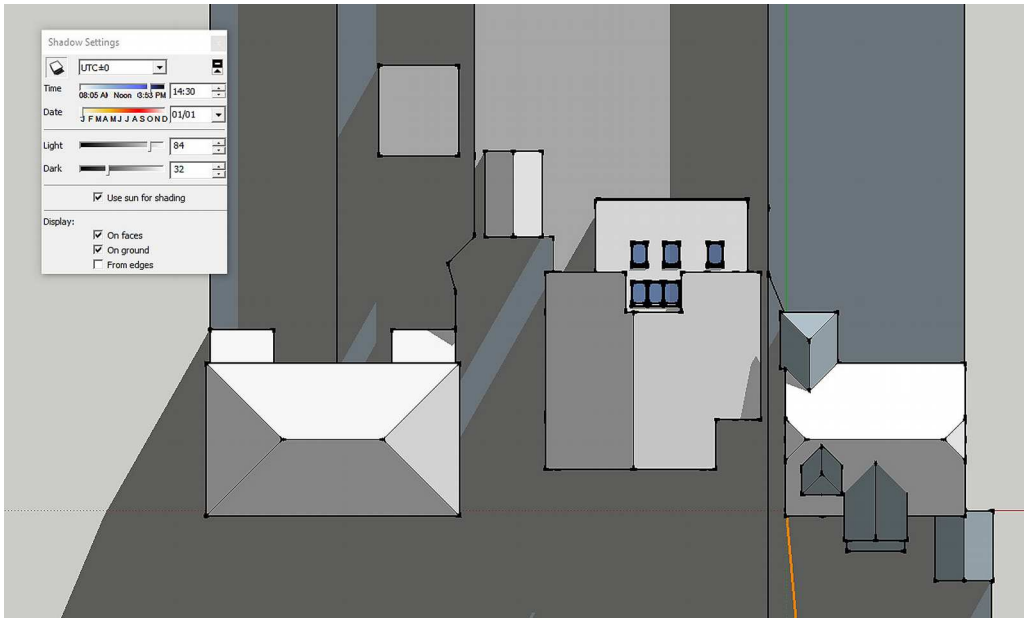
This analysis was undertaken using 14.30 as a time of day as this is the time proposed by the residents of 46 Havant Road in one of their representations submitted online (15/03/2018) where the residents of 46 Havant Road state the proposed development would cast shade over their rear garden.

It is clear from the sun path analysis that, particularly during the winter months, the garage in the garden of 46 Havant Road and the boundary fence between 46 and 48 Havant Road are the predominant shading influences . . . and the Proposals in this application do not significantly impact further.

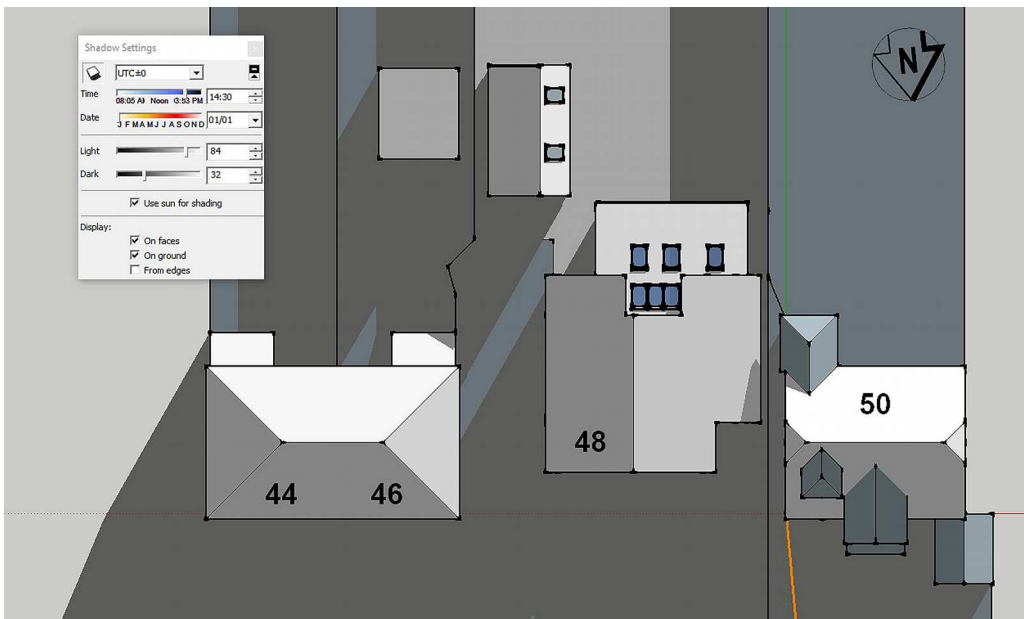
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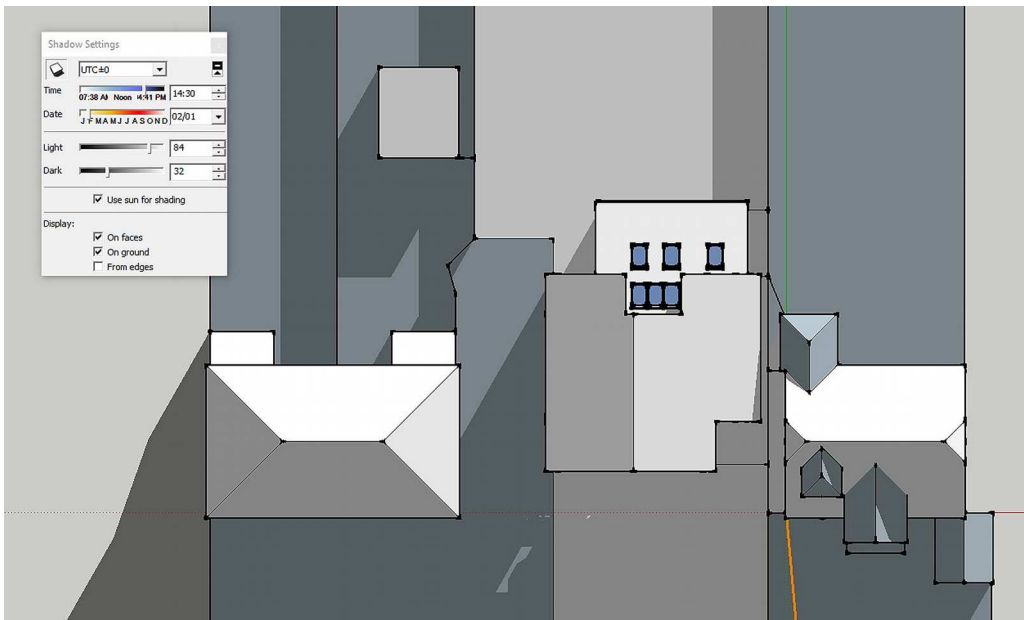
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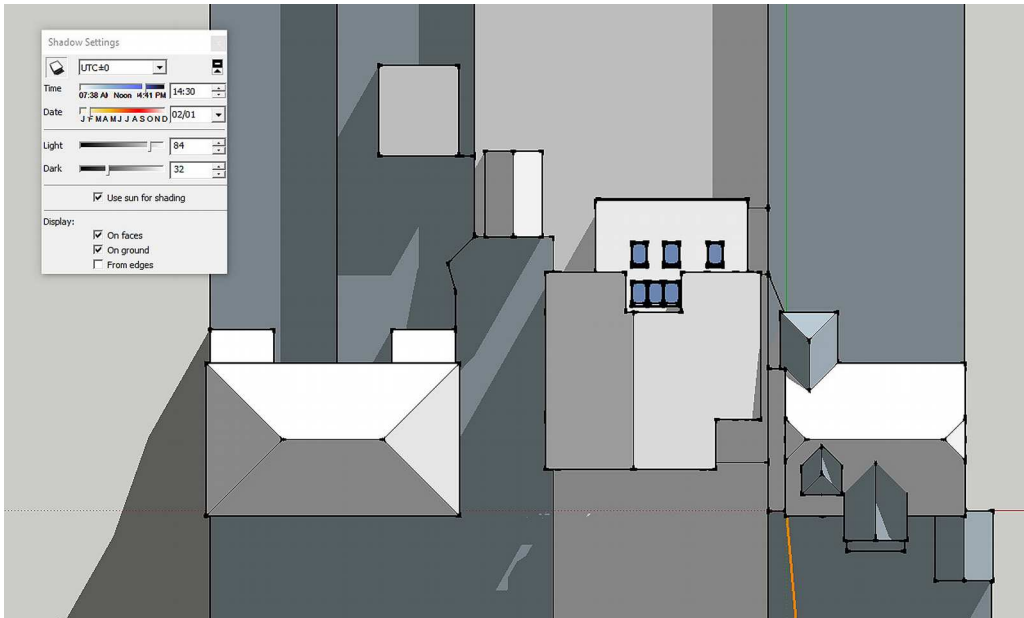
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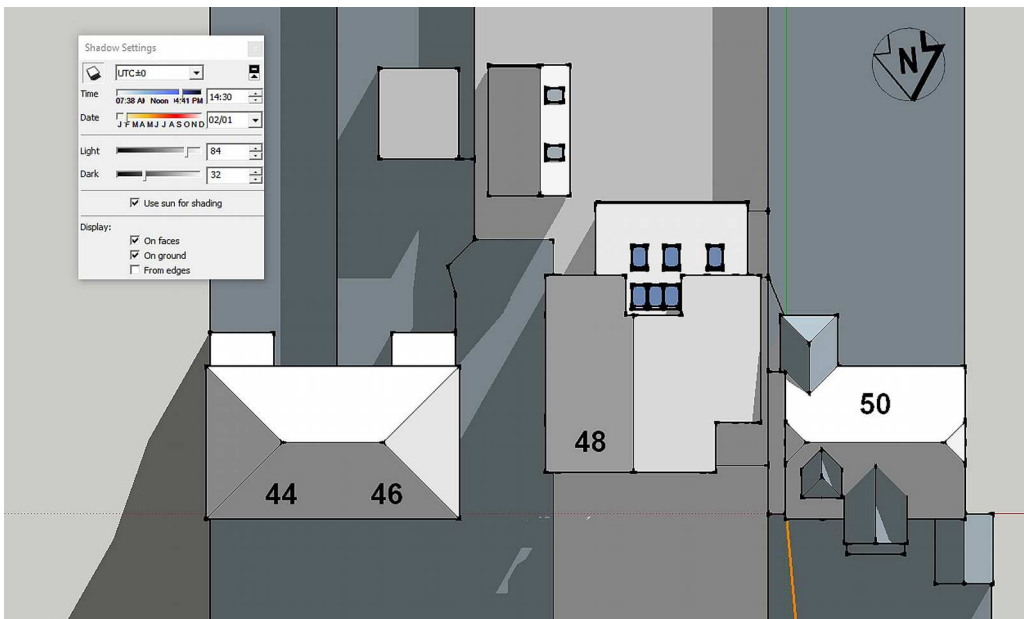
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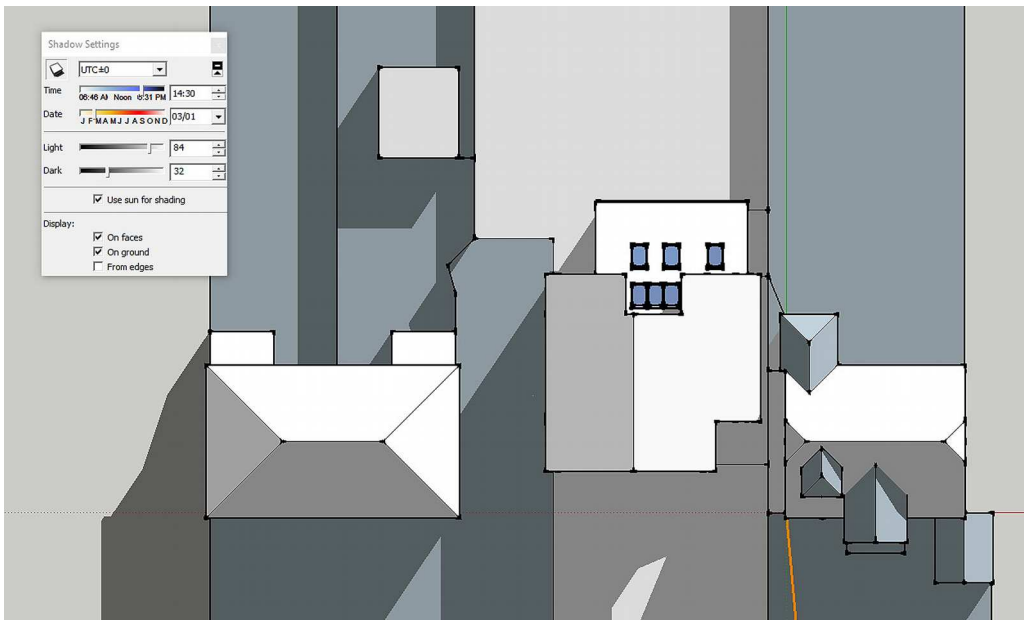
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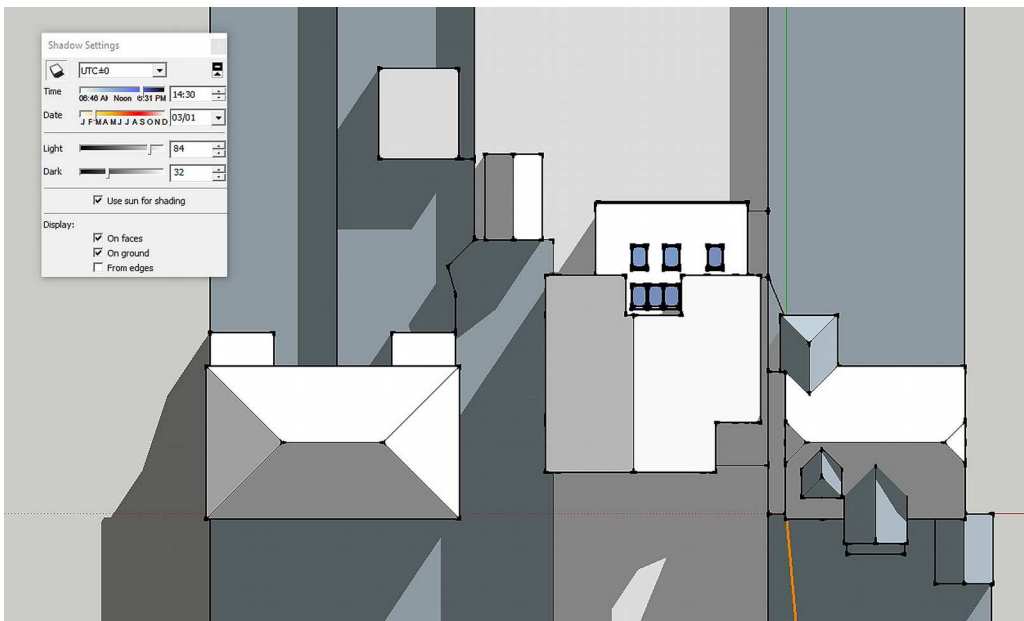
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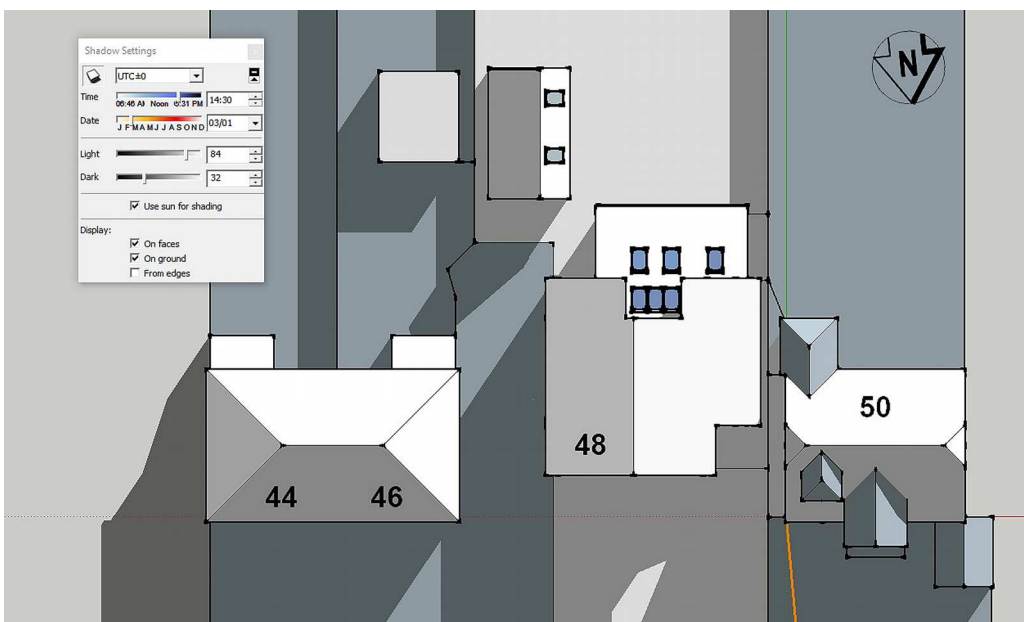
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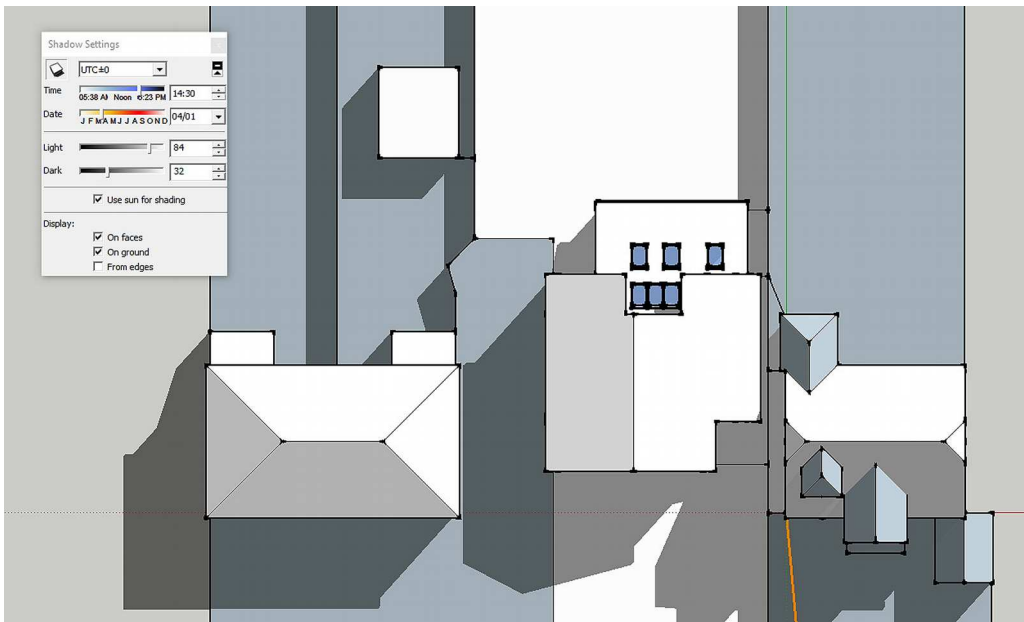
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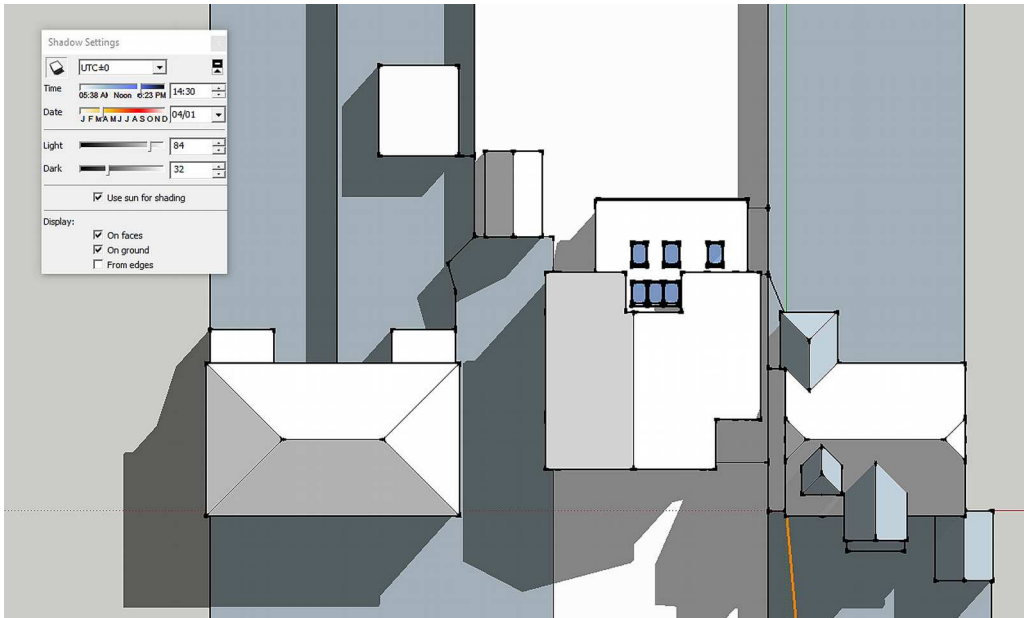
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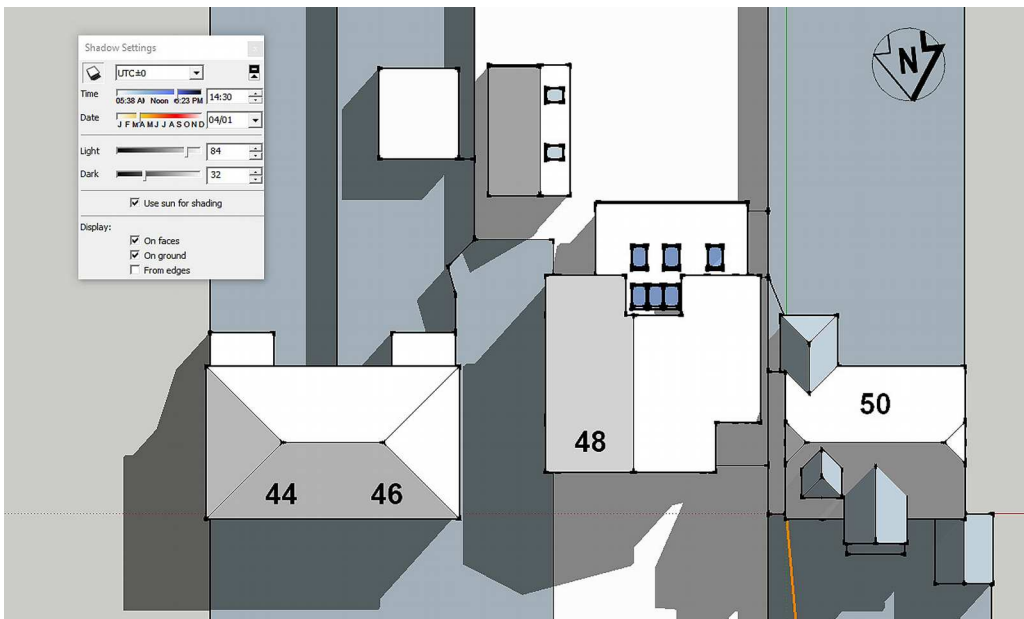
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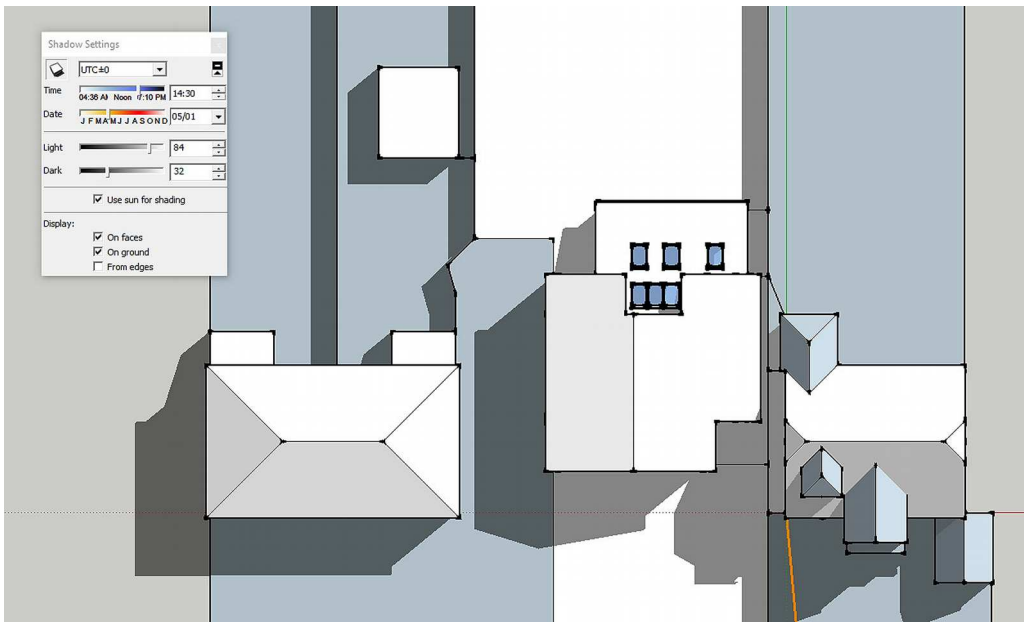
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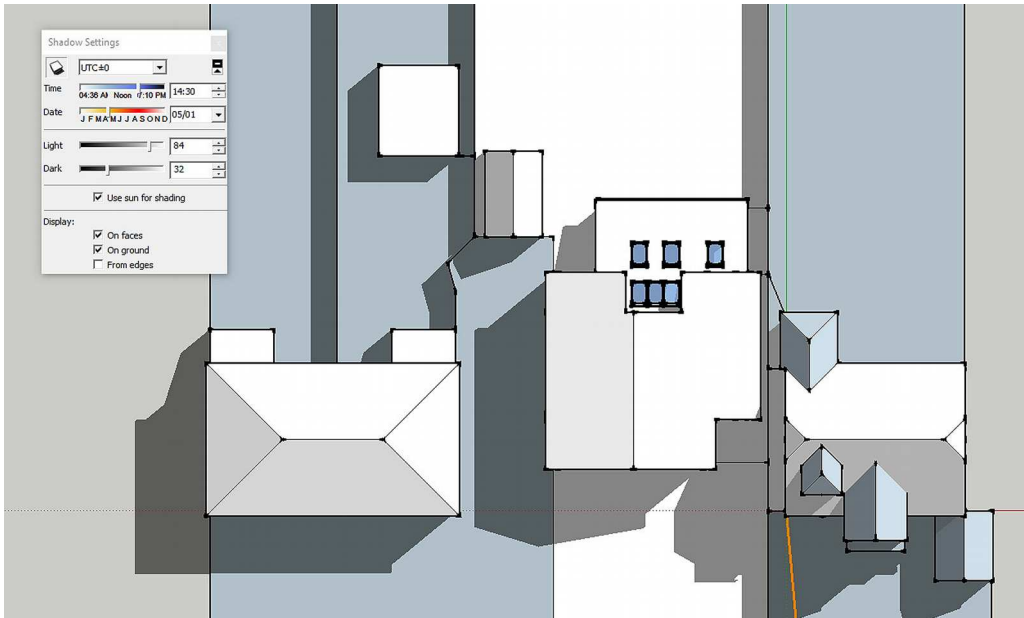
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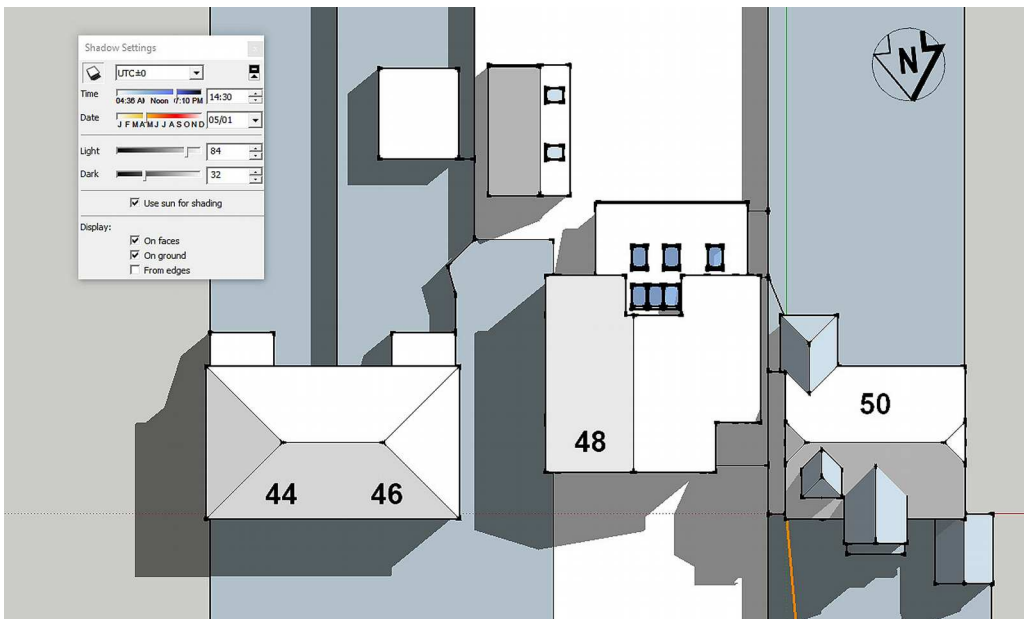
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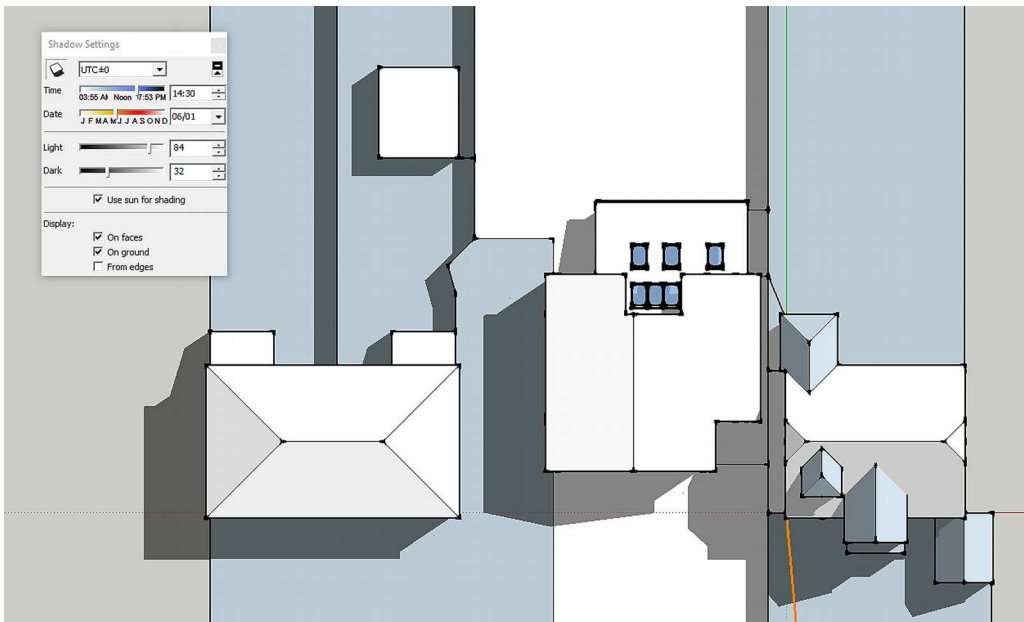
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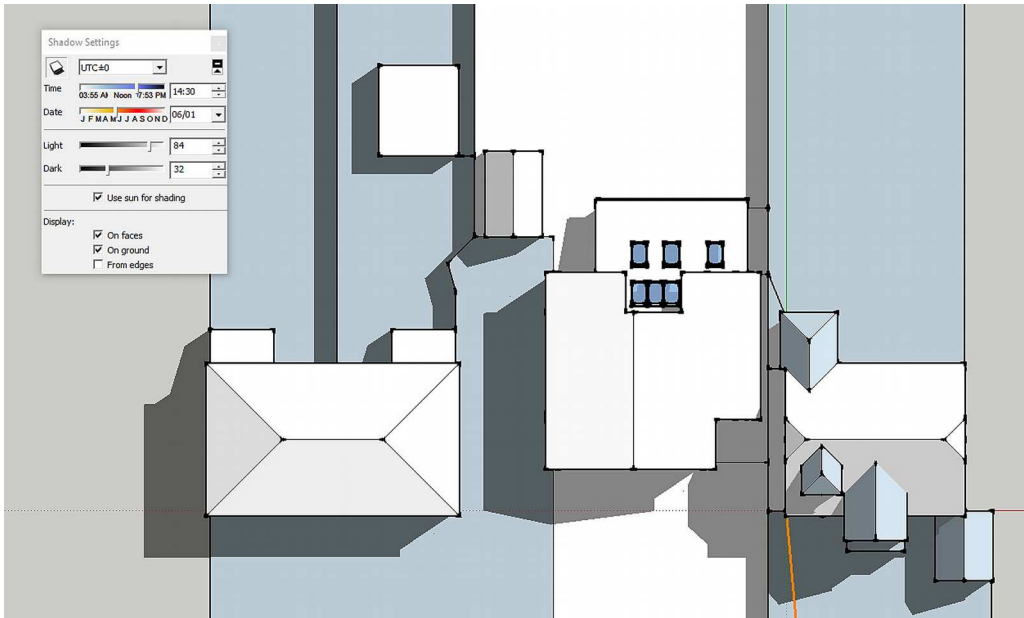
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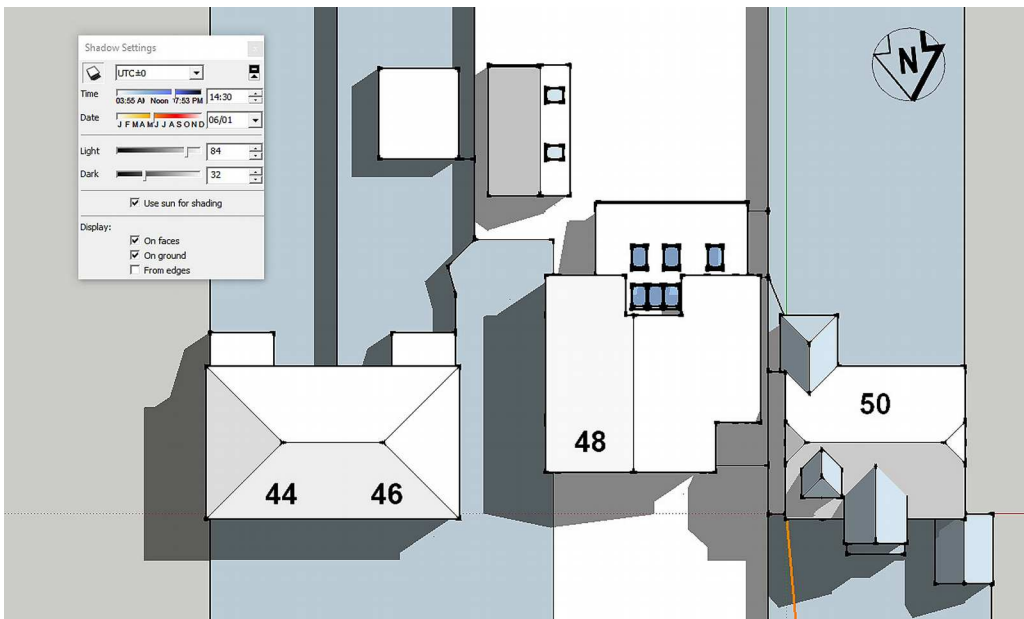
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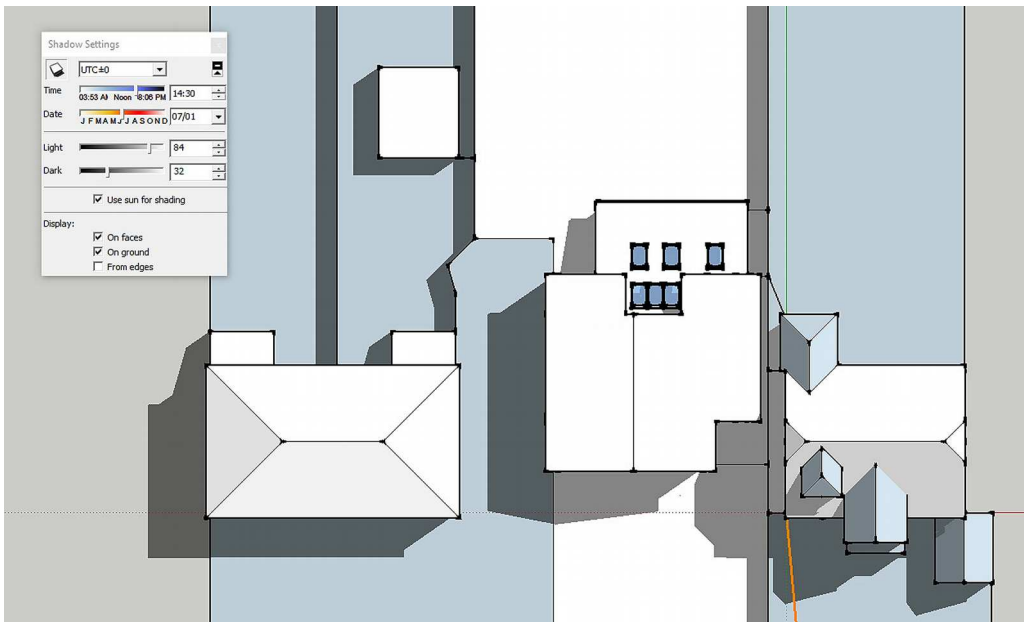
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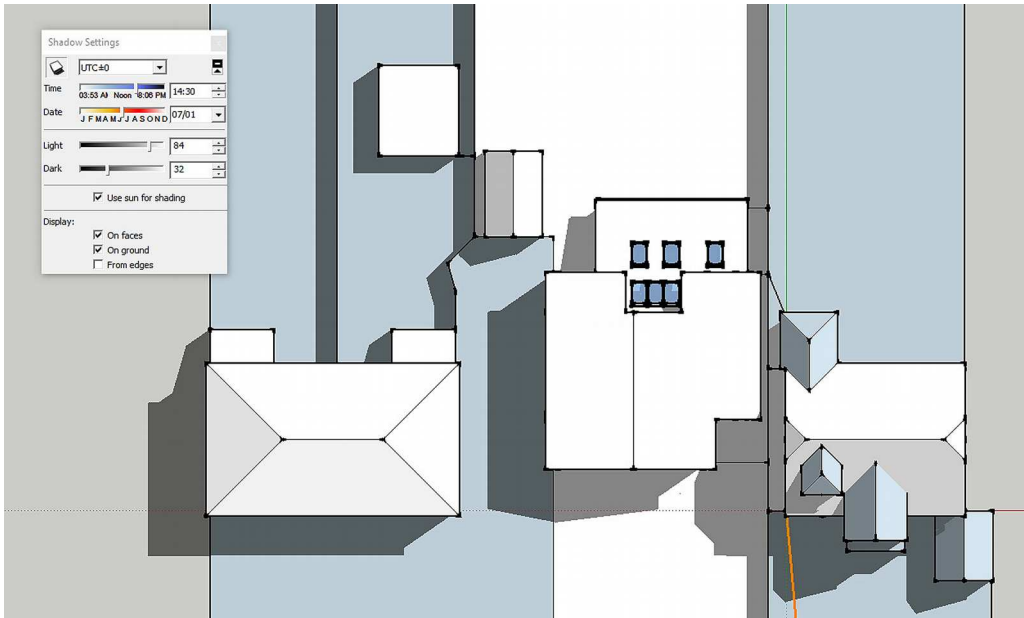
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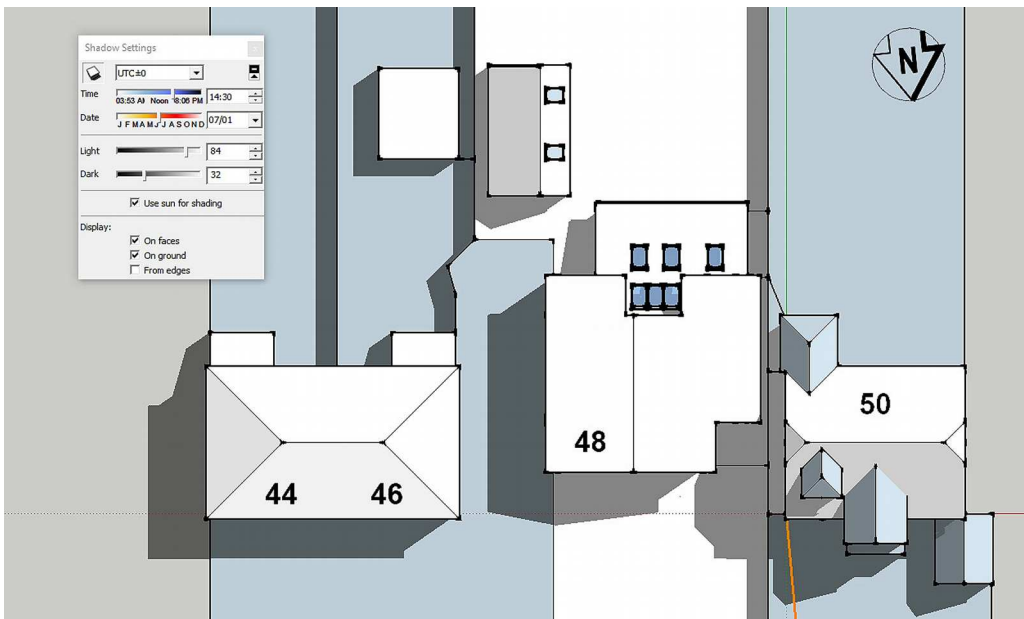
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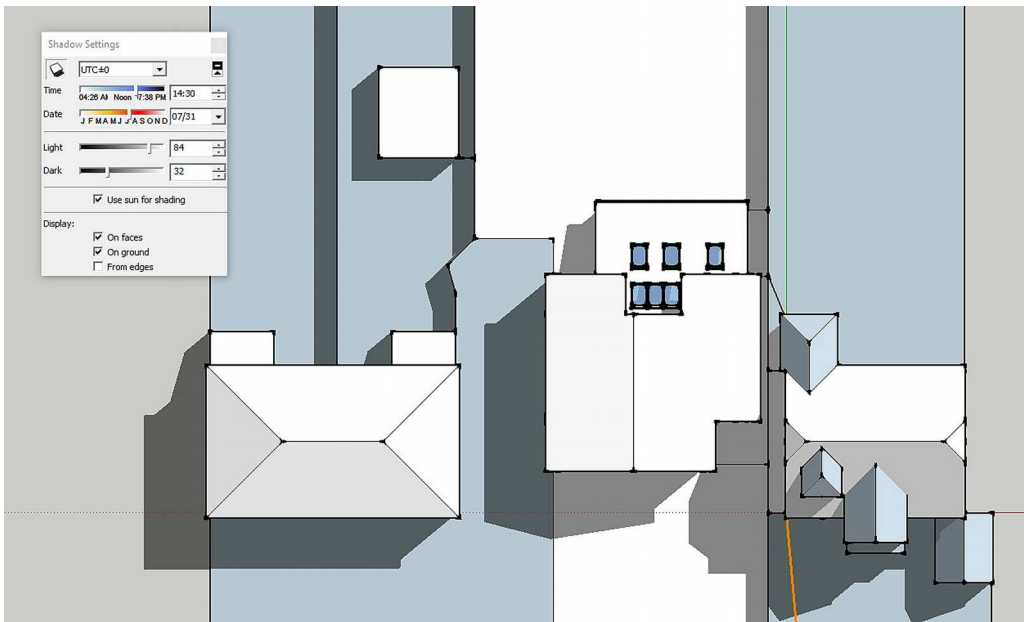
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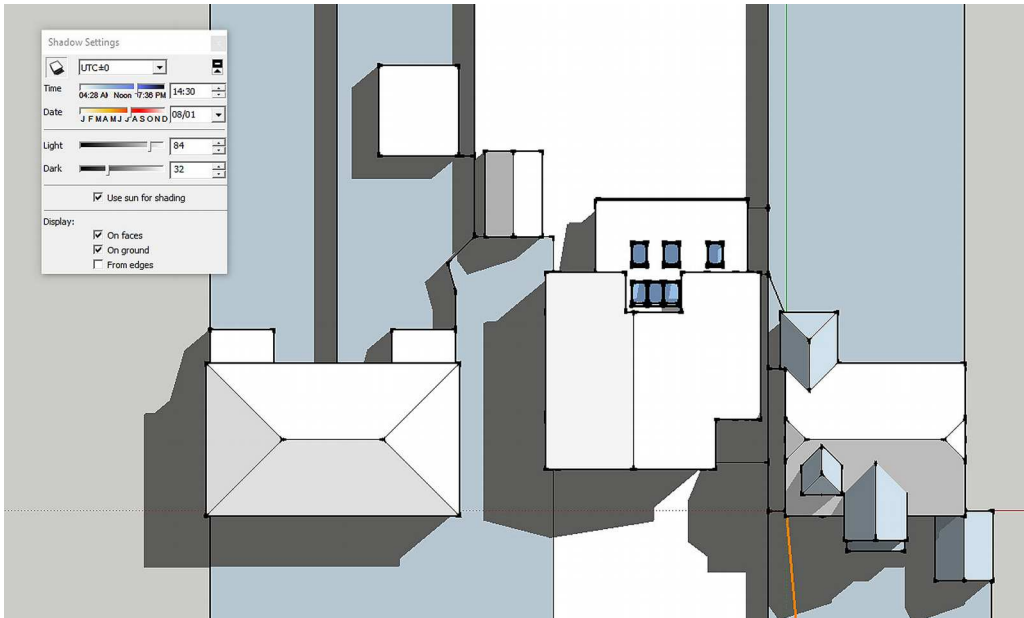
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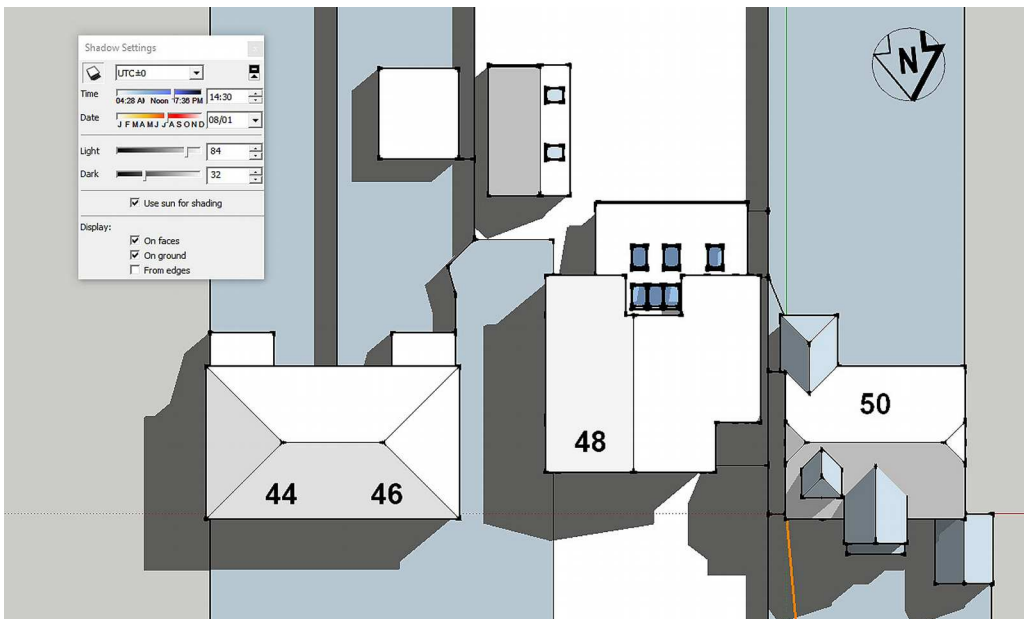
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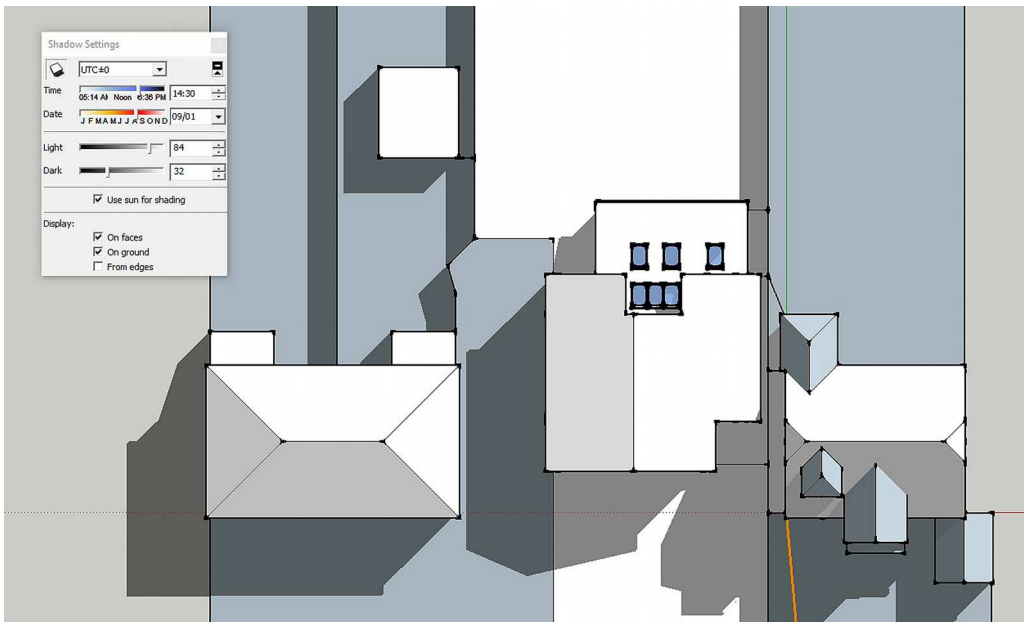
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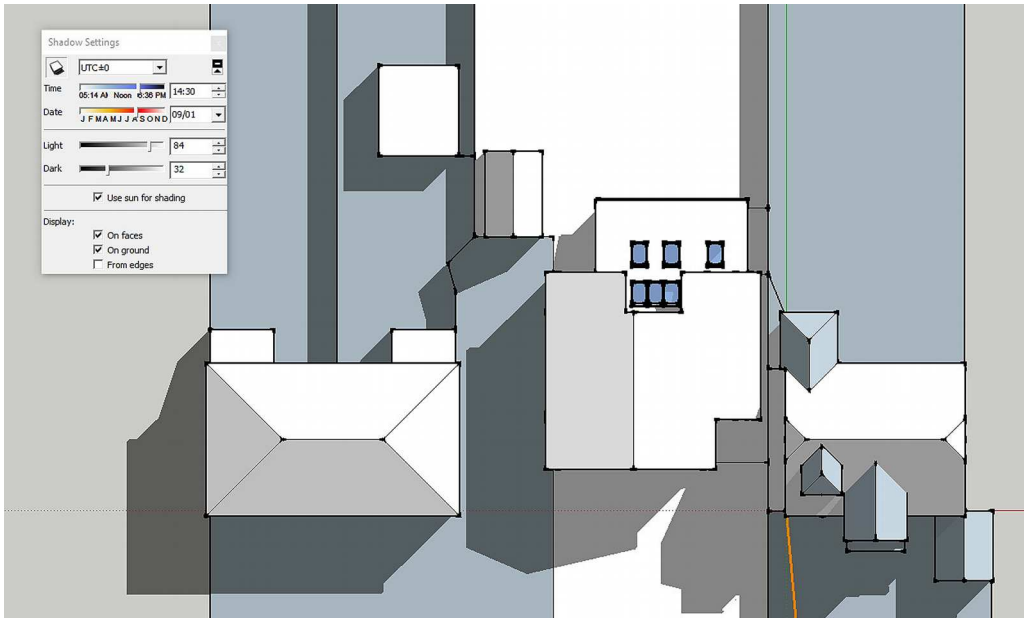
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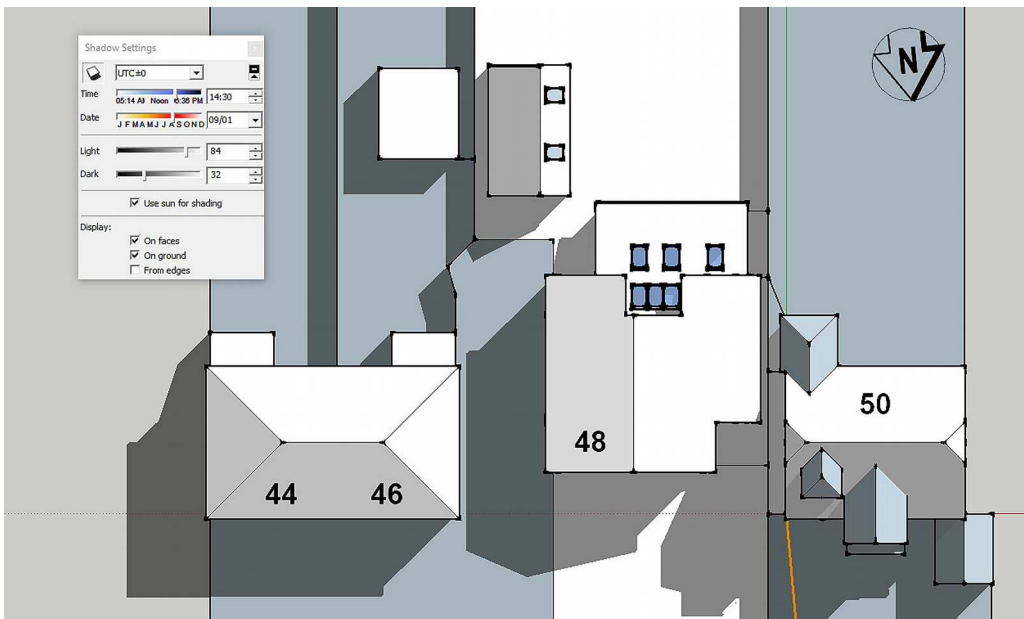
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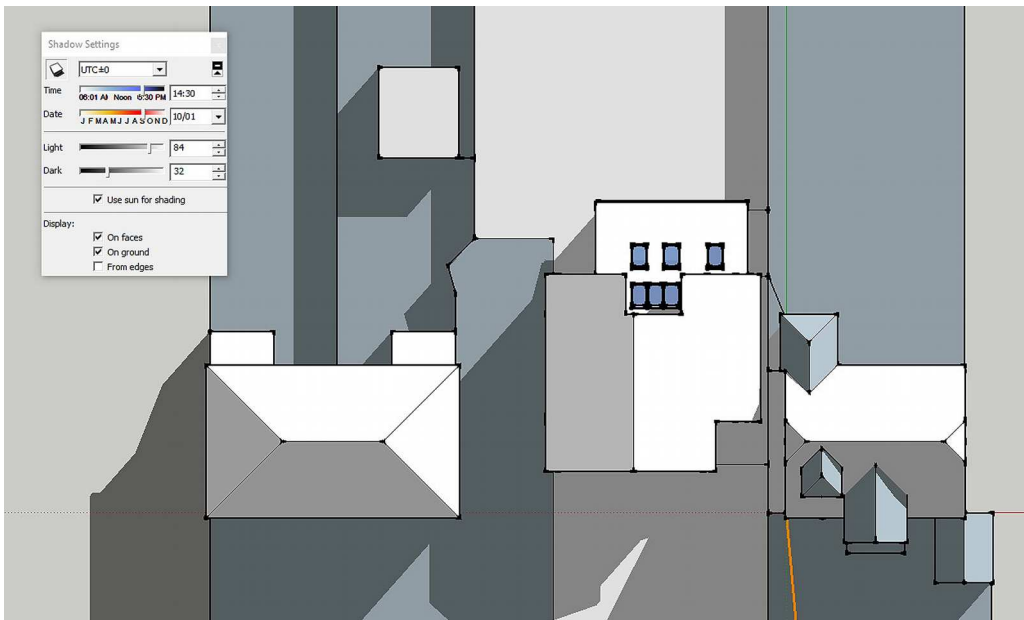
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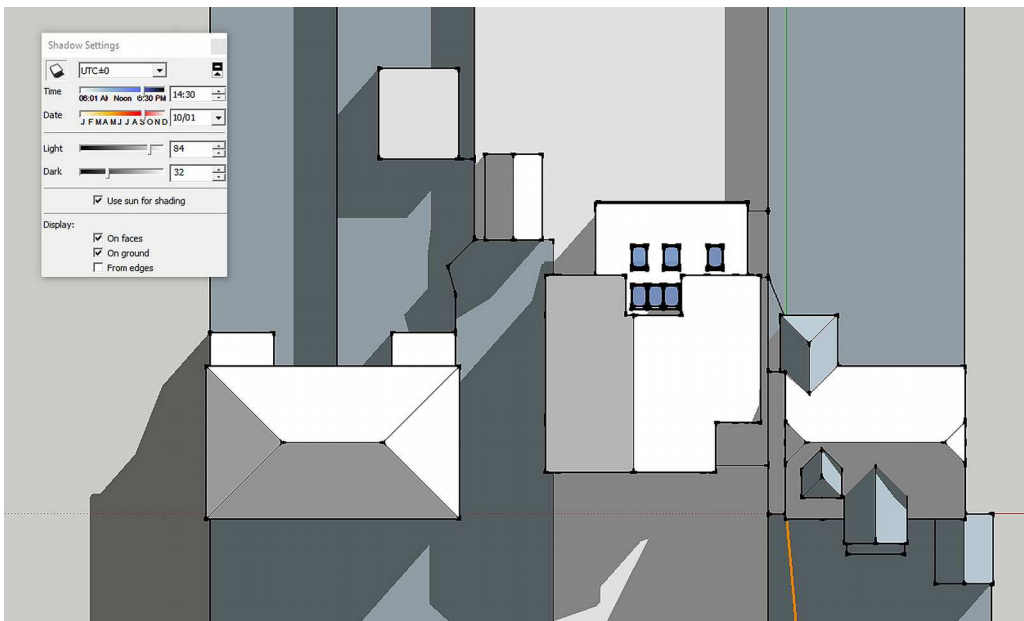
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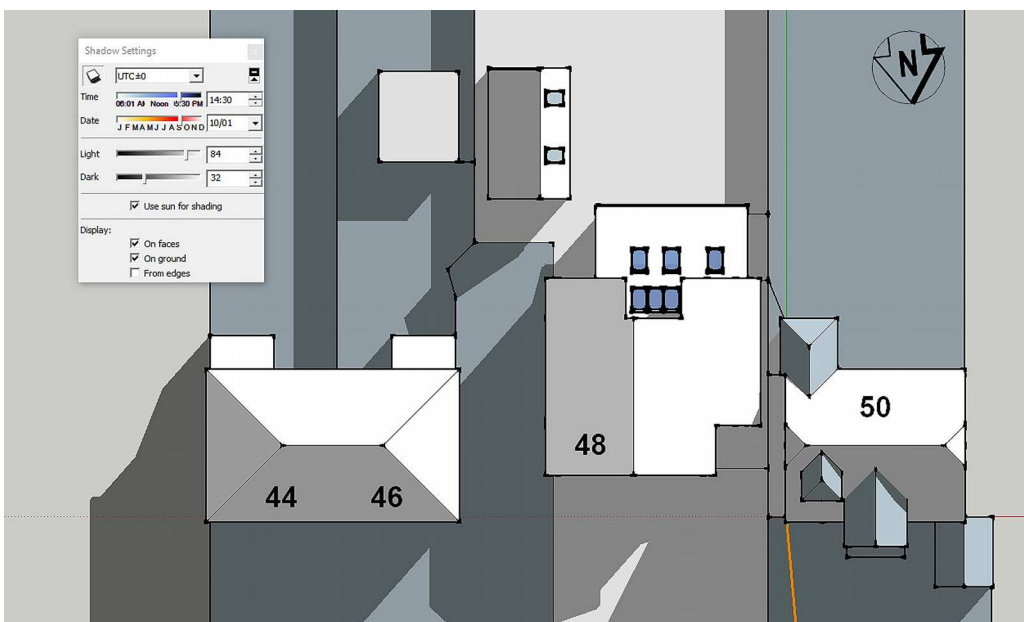
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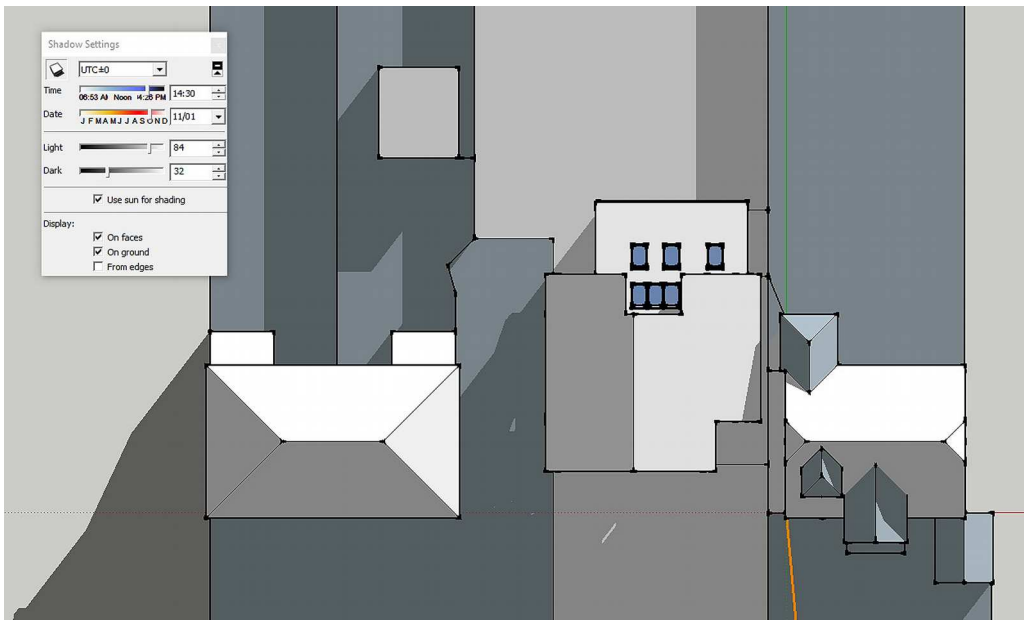
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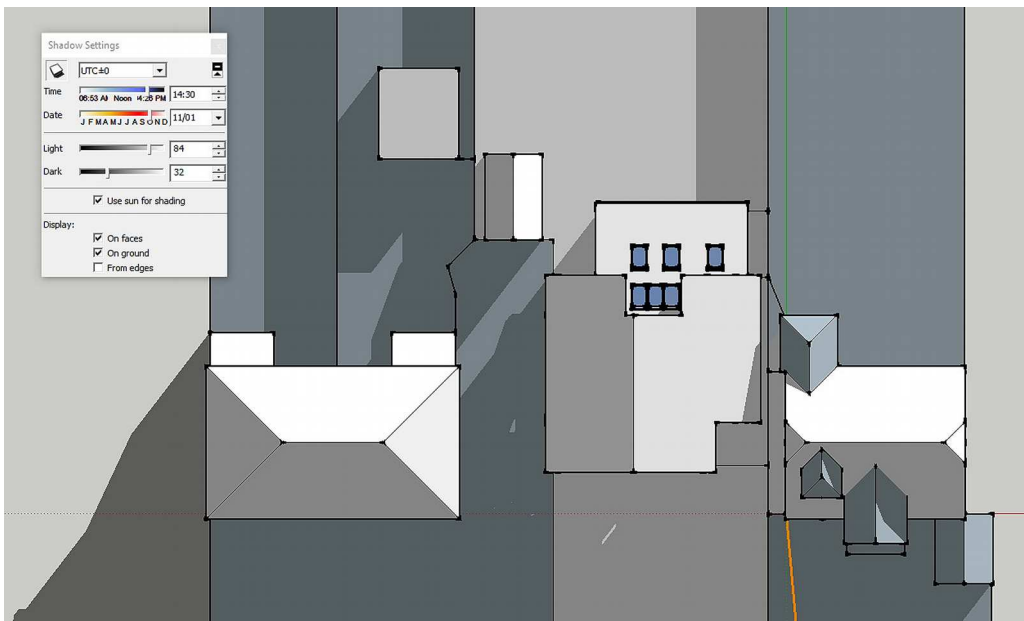
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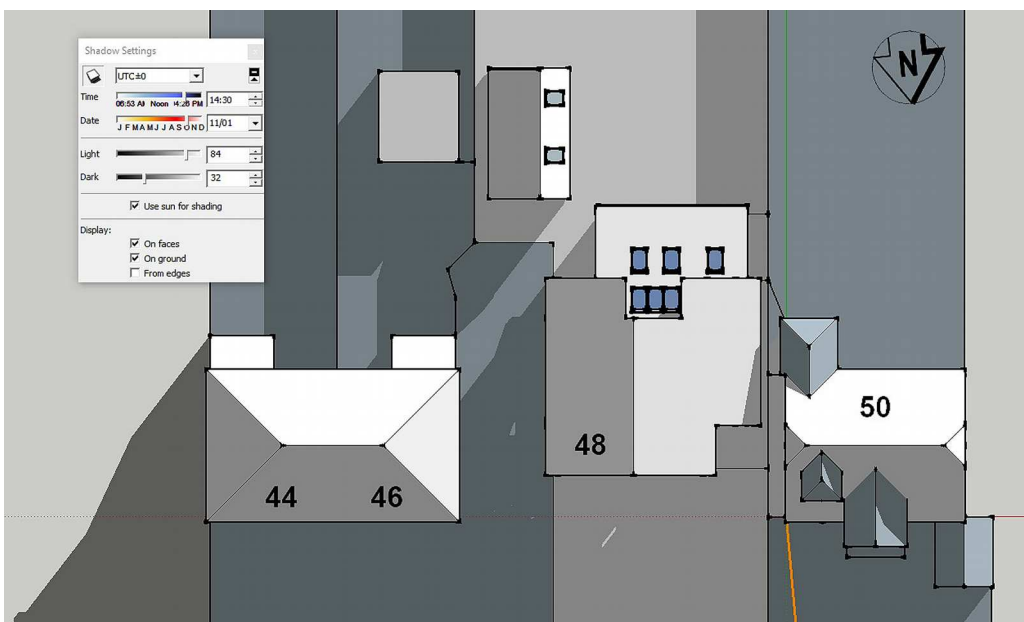
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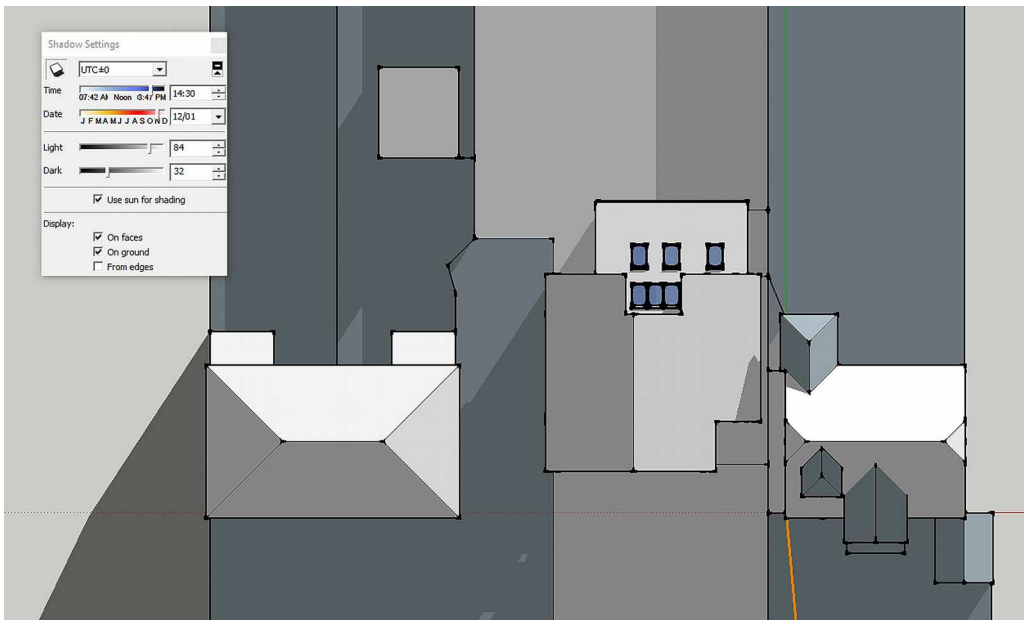
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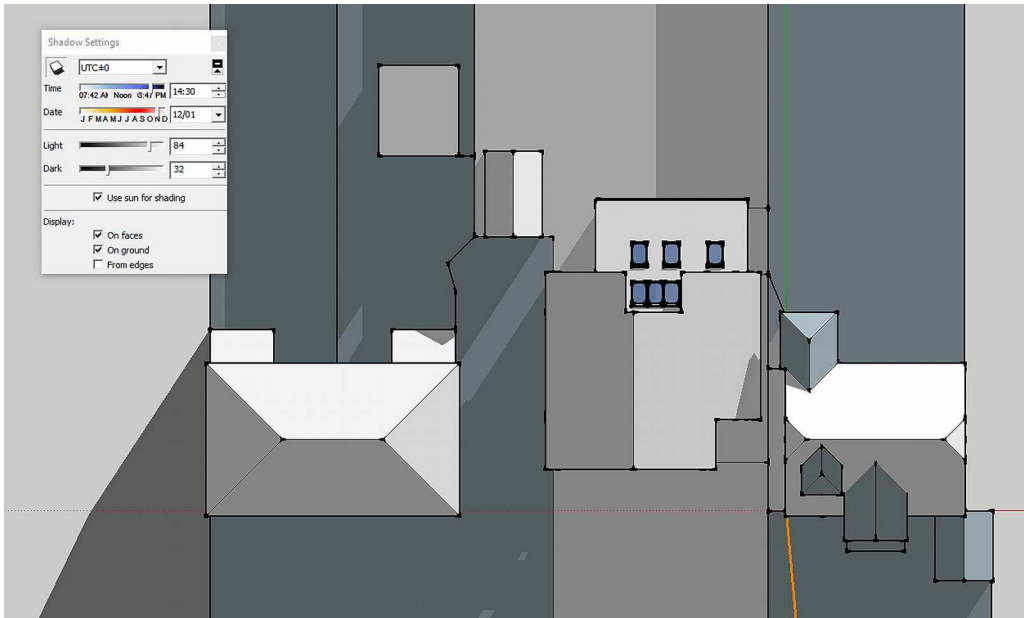
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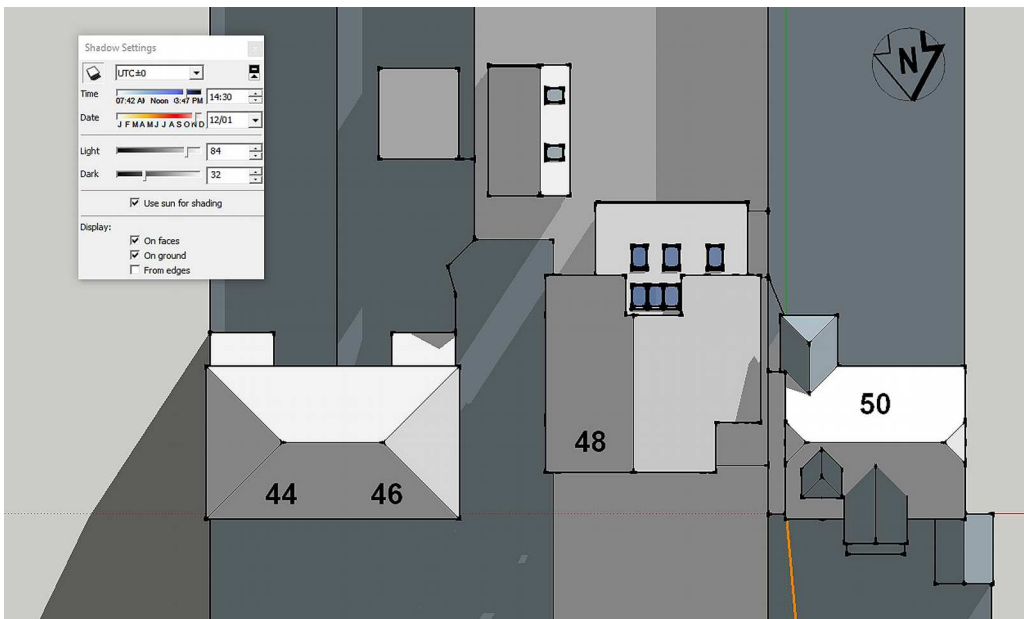
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034_FENCES_AND_GATES_01_December_at_14_30



035_ORIGINAL_GARAGE_01_December_at_14_30



036_PROPOSED_WORKSHOP_01_December_at_14_30

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