

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.