

ADDENDUM

DEVELOPMENT MANAGEMENT COMMITTEE

DATE 10th October 2019

Item 8 (1)

62 Ferndale, Waterloooville

Updated 9th October 2019.

Updates

Site View Working Party

The following additional information was requested to be provided to the Development Management Committee:

(a) Clarification on how the proposal would be constructed.

The agent has provided the following information in relation to construction:

We believe that the most likely method of construction will be light weight timber frame, constructed on site. We do not believe that off site manufacture is the right option for this scheme.

(b) A comparison of the maximum height of the proposed decking and railing with the current height of the decking

The agent has stated that the new decking would be approximately 90mm (9cm) above the height of the existing deck.

The agent has advised that the height of the existing deck is approximately 0.67m.

The existing deck height was measured on site by the case officer as 0.7m (a very marginal difference which would depend on exactly where the measurement is taken). The height of the existing railing was measured as 1.78m.

The height of the new deck is shown by the agent to be 0.76m, there would then be an obscure glazed screen with a height of 1.7m to the north side of the decking. The total height of the deck and screen would be 2.46m.

(c) Clarification from the applicants over whether they would be prepared to use light reflecting render

The agent has advised that:

The client was always considering using white render such as Sto Rend. This would have fairly smooth texture and therefore provide good reflectance.

7. Planning considerations

Amendment to Officer Report in bold:

Paragraph 7.8 Should be amended as Follows:

The principal impacts of the proposed development would potentially be on the amenities of the occupiers of no.64 adjoining to the north of the site. The development proposed does not include **any significant** windows which would overlook this adjoining property and as such privacy loss would not arise. **A small new first floor ensuite window to the north elevation of the existing part of the house is proposed. A condition is recommended to ensure that this is fitted with obscure glazing and fixed shut or fitted with a restricted opening.** In addition, the obscure glazing of the north side of the oriel window and the inclusion of a privacy screen to the raised deck area would also prevent overlooking and privacy loss.

9, Recommendation

Additional Condition 8

Notwithstanding the plans hereby approved the proposed ensuite window at 1st floor level in the north facing elevation of the existing dwelling shall:-

- (i) be fixed shut or fitted with restricted openings in accordance with details to be submitted to and approved in writing by the Local Planning Authority, 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.

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.