

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Wendy Betteridge
Application No.	17/00544/FUL
Date Valid	27th June 2017
Expiry date of consultations	19th July 2017
Proposal	Replacement of existing silver aluminium framed windows with double glazed white uPVC
Address	Flat 4 11 Netley Street Farnborough Hampshire GU14 6AH
Ward	St Mark's
Applicant	Miss H Shuttler The applicant is an employee of Rushmoor Borough Council
Recommendation	Grant subject to expiry of consultation period

Description

Flat 4 11 Netley street is a first floor flat in a block of 4 purpose-built flats, built in the mid-1930's The development also includes an identical two storey block of four flats known as 9 Netley Street. The two blocks of flats are sited on the corner of Netley Street and Winchester Street and are enclosed by a high red-brick wall with two entrance/exit points. The front of the property faces private garages and a private rear garden that serves all 8 flats.

The property lies within the South Farnborough Conservation Area and the two buildings are of 1930's design. The external appearance is of red brick on the lower half and white paint render above. All the existing windows are of a plain simple design. Most of them have been replaced over the years with white uPVC double glazed units.

Flat 4 is the only flat within this block to currently have aluminium framed windows which have replaced the original windows. The proposal seeks to replace six windows to the kitchen, bedrooms, bathroom and living room. There are slight modifications to the designs of windows to the bathroom and living room.

Consultee Responses

Conservation Officer	Comments awaited
----------------------	------------------

Neighbours notified

In addition to the display of a site notice 10 individual letters of notification were sent to residents within Netley Street and Winchester Street.

Neighbour comments

No objections have been received at the time of this report.

Policy and determining issues

The site is located within the built up area of Farnborough with the South Farnborough Conservation Area. As such policies CP1 (Sustainable Development Principles), CP2 (Design and Heritage) and CP3 (Renewable Energy and Sustainable Construction) of the Rushmoor Core Strategy and "saved" policies ENV17 (General Development and Design Criteria), ENV32, ENV34 and ENV36 (Conservation Areas) of the Rushmoor Local Plan Review are relevant to the consideration of this proposal as is the advice contained in the National Planning Policy Framework.

The main determining issues are the impact of the proposal on the character of the area, having regard to site's location within the South Farnborough conservation area and on adjoining occupiers.

Commentary

The National Planning Policy Framework states, in relation to conserving and enhancing the historic environment, that where a development proposal leads to less than substantial harm to a designated heritage asset, this harm should be weighed against the public benefits of the proposal. As supported by development plan policy within a conservation area, the design, proportion and method of opening of new windows should not cause harm to the character of the area. However if these issues may be satisfactorily addressed, the use of uPVC may be acceptable.

The proposed replacement windows will be of the same proportion and style as the existing windows and the frames have a profile that mimics the styling of traditional timber frames. The windows would be in keeping with other windows on the building apart from a proposed top hung opening to the small living room window rather than a fixed window pane to allow additional ventilation. The view from this window looks directly to a blank side wall of the adjoining block at 9 Netley Street and is not visible within the street scene. The modification to the bathroom window would be that it would open in the opposite direction to the current opening to provide more privacy, and would be obscurely glazed.

The main living room and bedroom windows overlook the private gardens adjoining Winchester Street and the kitchen, second bedroom and bathroom look onto Netley Street. They are not considered to be visually prominent as the building is set back from the road behind garages and the high brick wall.

The windows are replacing existing windows in the building. It is considered that there will be no change to the pattern of overlooking and the windows will reflect the existing situation and therefore no material loss of outlook is considered to result.

In conclusion, the proposal is not considered materially harmful to the character of the area, having regard to the site's location within the South Farnborough conservation area or the

amenities of adjoining occupiers having regard to development plan policy and the National Planning Policy Framework

FULL RECOMMENDATION

It is recommended that subject to no new or substantial objections being received before the expiry of the consultation period on 18th July 2017, the Head of Planning in consultation with the Chairman be authorised to **GRANT** consent subject to the following conditions and informatives:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

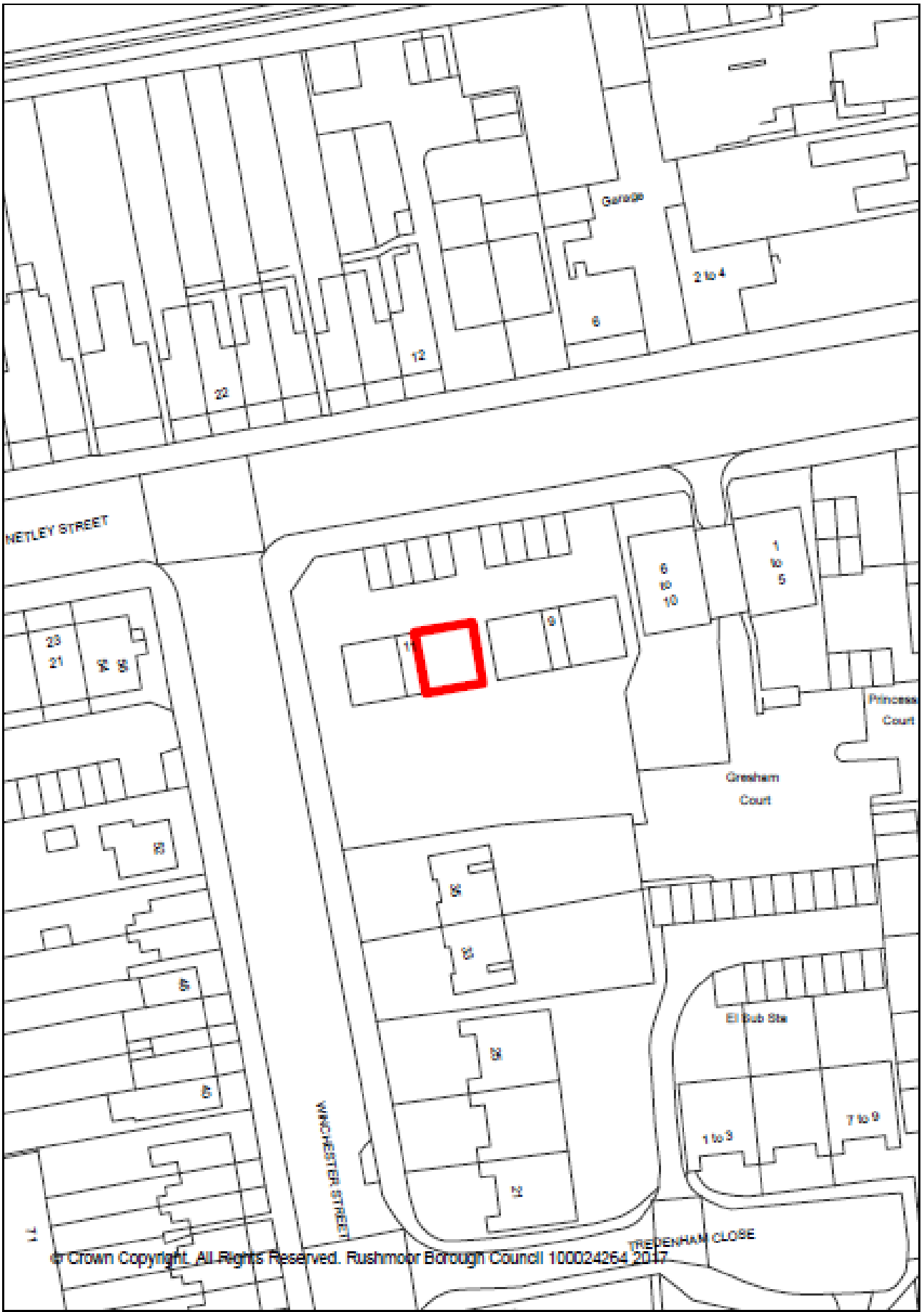
Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings – 1:1250 Site Location Plan, Plans showing specifications of each window type and details submitted within the Design and Heritage Statement.

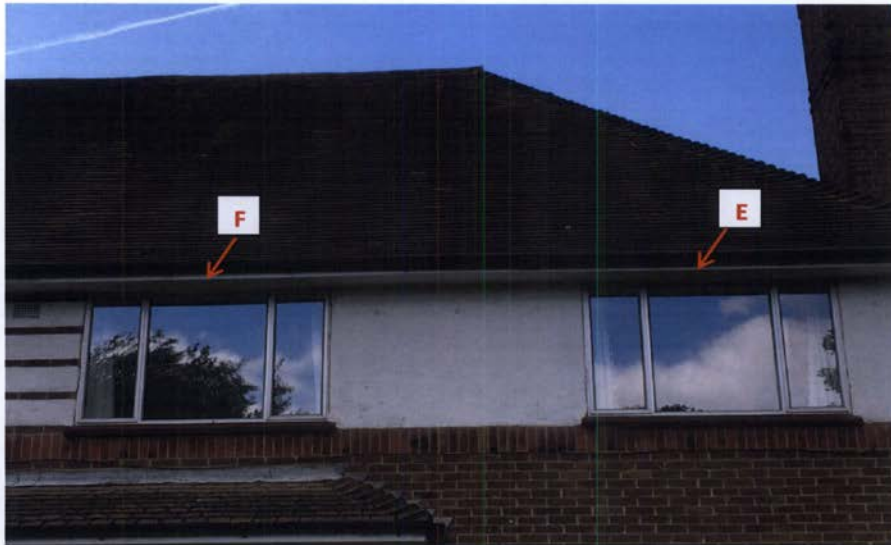
Reason - To ensure the development is implemented in accordance with the permission granted

Informatives

- 1 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because the replacement windows are considered to be acceptable because there would be no adverse visual impact on the appearance of the property or on the character of the South Farnborough conservation area, and there would be no adverse material impact upon the amenity of neighbouring properties. The proposal is therefore considered acceptable having regards to Policies CP1, CP2 of the Rushmoor Core Strategy 2011 and saved policies H15, ENV33, ENV34, ENV35 and ENV36 of the Rushmoor Local Plan Review (1996-2011).
- 2 It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.



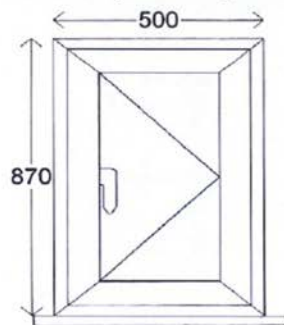
© Crown Copyright. All Rights Reserved. Rushmoor Borough Council 100024264 2017



Rear elevation showing Windows E (living room) and F (main bedroom) facing private garden, looking out to adjoining property on Winchester Street.

6. Proposed replacement windows.

6.1. Window A (bathroom) – front of property (looking out to Netley Street).

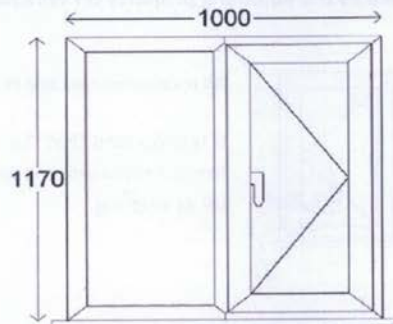


All measurements are in mm.

It is proposed that the opening for this replacement window will be opposite to the current opening to provide more privacy. It is proposed that this replacement window will also have frosted glass.

Flat 4, 11 Netley Street,
Farnborough,
Hampshire,
GU14 6AH.

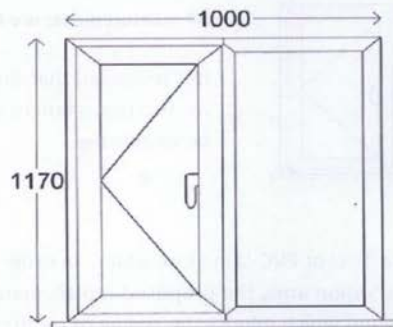
6.2. Window B (kitchen) – front of property (looking out to Netley Street).



All measurements are in mm.

It is proposed that the opening for this replacement window will be as existing.

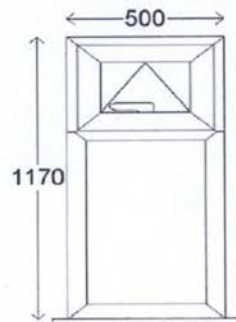
6.3. Window C (spare bedroom) – front of property (looking out to Netley Street).



All measurements are in mm.

It is proposed that the opening for this replacement window will be as existing.

6.4. Window D (living room) – left-hand side of property (looking out across the small gap between the neighbouring block (9 Netley Street) and 11 Netley Street).

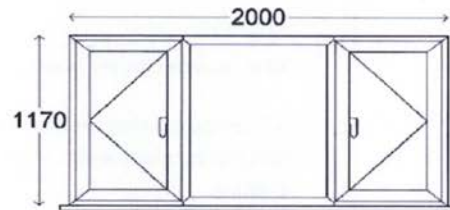


All measurements are in mm.

It is proposed that this replacement window will have a top-opener rather than being a fixed windowpane as existing. This is to provide alternative and additional ventilation to the living room area, rather than fitting a top opener to the centre of Window E, the additional frame of which would reduce natural light from the south-facing private garden.

Flat 4, 11 Netley Street,
Farnborough,
Hampshire,
GU14 6AH.

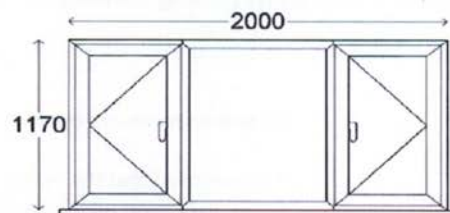
6.5. Window E (living room) – rear of property (looking out across private garden for both 11 and 9 Netley Street, as well as the adjoining property on Winchester Street).



All measurements are in mm.

It is proposed that the openings for this replacement window will be as existing.

6.6. Window F (main bedroom) – rear of property (looking out across private garden for both 11 and 9 Netley Street, as well as the adjoining property on Winchester Street).



All measurements are in mm.

It is proposed that the openings for this replacement window will be as existing.

The proposed replacement windows are Triccept PVC-U in gloss white. In order to be more in keeping with the character of the conservation area, the proposed replacement windows will have the "Ovolo" profile (shown below) which mimics the styling of traditional timber frames.



Ovolo