

P/14/1206/FP

FAREHAM SOUTH

GEA SEARLE

AGENT: HALE ARCHITECTURE

RETAIN OBSCURE GLAZED WINDOW TO SOUTH ELEVATION OF BUILDING C

20 DAVIS WAY - BUILDING C - FAREHAM HAMPSHIRE PO14 1AR

Report By

Susannah Emery - Direct dial 01329 824526

Site Description

This application relates to an industrial building which forms part of the GEA Searle site located to the south-east of Davis Way. The site is within an allocated employment area. The nearest residential properties are located on Woodside to the south east of building C.

Description of Proposal

Planning permission is sought for the retention of a first floor window within the south elevation of the building. The window is fitted with obscure glass.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Design

DSP3 - Environmental Impact

DSP4 - Impact on Living Conditions

Relevant Planning History

There is no relevant planning history.

Representations

One letter has been received objecting on the following grounds;

- We are against any more sources of light being emitted from the site
- It is not known if the window will be opening or fixed shut
- If open, noise will be generated from another source which is already at an unacceptable level
- We have in the past requested additional tree screening but there is no intention to provide this
- The window has already been fitted

Planning Considerations - Key Issues

It is not considered that the installation of the window has had any detrimental impact on the visual appearance of the building or character of the area.

The nearest residential properties are located on Woodside within the borough of Gosport. The window is just over 11m from the end of the rear garden to No.118 Woodside and is in excess of 25m from the rear facing windows of this dwelling. The objector's property

(No.112) is located further to the east in excess of 45m from the window. The window is obscure glazed and is fitted with a restrictor which only allows it to be opened outwards a small amount for ventilation. Exact details of the restrictor are being sought and will be subject to a condition requiring its retention. Any views from the open window would be directly downwards rather than towards the neighbouring properties. It is therefore not considered that the proposal would result in overlooking or a detrimental loss of privacy.

The window serves an office which would not be in use during the night. Given the separation distance between the window and the neighbouring properties it is not considered that any light source from the window would be detrimental to the enjoyment of neighbouring properties.

Whilst there may be some activities carried out at the site which are noise generating it is not considered that there would be excessive noise omitted from an office window.

The proposal is found to accord with the relevant policies of the adopted and emerging local plan and it is recommended that planning permission be granted subject to conditions.

Recommendation

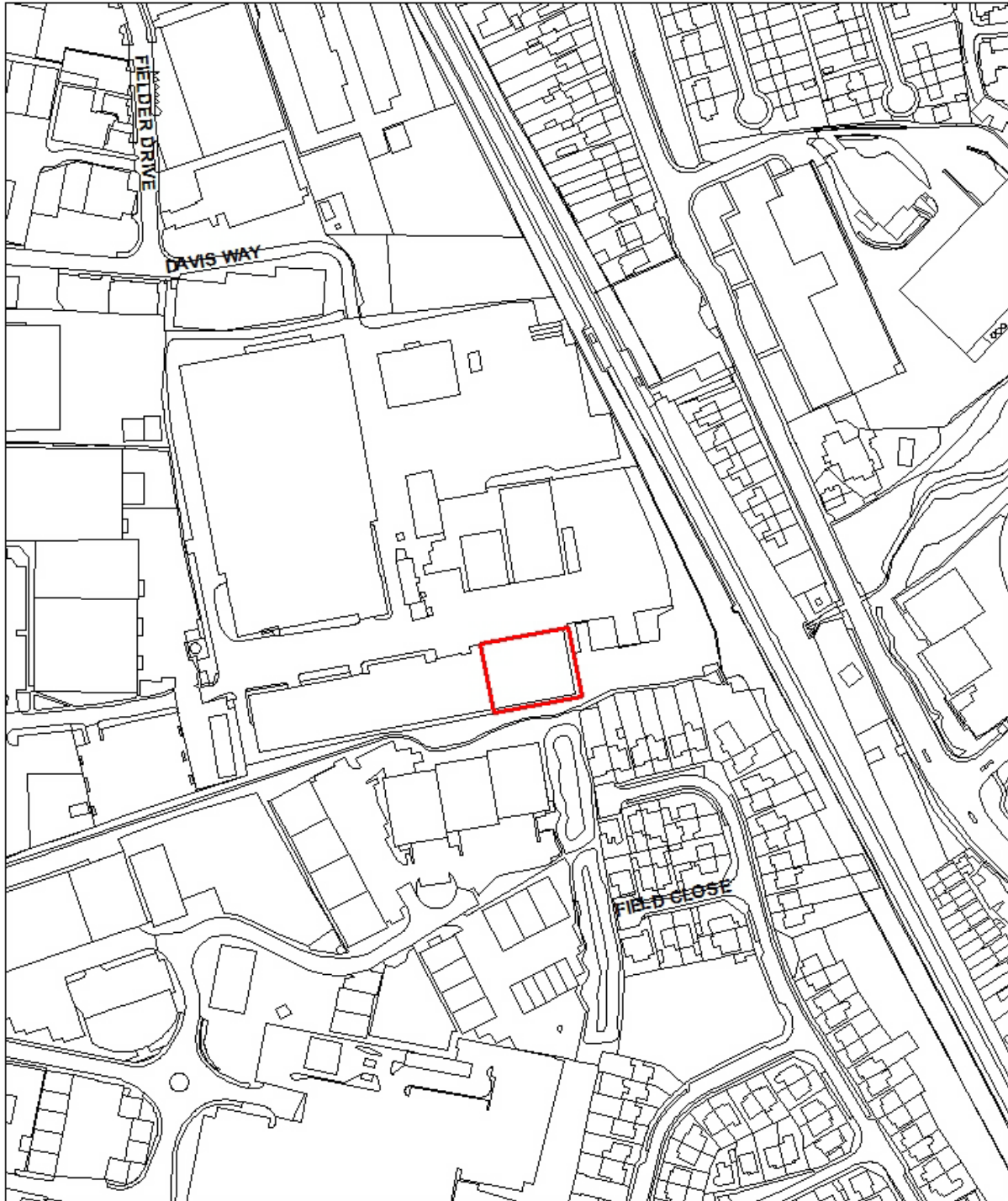
PERMISSION subject to conditions: Obscure glass to be retained, Restrictor to be retained in accordance with agreed details

Background Papers

P/14/1206/FP

FAREHAM

BOROUGH COUNCIL



20 Davis Way
- Building C -
Scale 1:2500

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