
Site Address:	21 Castle Avenue, Havant, PO9 2RY		
Proposal:	Single storey garage.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00493	Expiry Date:	23/08/2024
Applicant:	Dr Mackenzie		
Agent:	Joe Pretorius	Case Officer:	Ikrame Essalih
	John Brown Architecture Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 21 Castle Avenue, Havant is a detached chalet bungalow with accommodation in the roof space constructed in facing red brick, white render and tile hanging with a barn hip and gable roof in concrete brown tiles and hipped roof dormer windows to the front and flat roof dormer to the rear. The property benefits from an appropriately sized rear garden bordered by a wooden fence at the north and south boundaries with at least 1.8 metre height and a combination of wooden fencing and tall hedging at the west rear boundary. The rear garden is accessed through a high timber vehicle gate at the south and a garden door at the north. The front area comprises a graveled driveway and large parking area allowing for multiple car parking spaces, while the north half of the front garden is a grass area with a large tree in the middle.
- 1.2 The surrounding area is predominantly residential in character with properties, comprising bungalows and detached two-story dwellings of different design, appearance, sitting and heights.

2 Planning History

APP/13/01213 - Loft conversion , raise gables, front and rear dormers.,
PERM,20/01/2014

APP/17/00484 - Single storey rear extension with flue, PERM,29/06/2017

3 Proposal

The proposal involves the demolition of an existing shed at the rear garden of the property and the erection of a pitched roof single storey garage at the same location.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Daniel Berwick

No comments received.

Councillor Gillian Harris

No comments received.

Councillor Phil Munday - St Faiths

No comments received.

Portsmouth Water Company

No comments received.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking matters

(i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposed works consists of the construction of a single storey garage following the demolition of an existing pitched roof shed located at the same location at the furthest southwest corner of the rear garden. The proposed outbuilding's dimensions, comprising a car garage and bike store, would be approximately 10 metres in depth and 4 metres in width with a total height of approximately 4.1 metres and 2.65 meters eaves height. The proposed garage would be constructed in facing brickwork and would feature a pitched roof constructed in clay plain tiles. All construction materials, including doors and windows, would be matching the existing ones at the property. By dint of its modest size, scale and set back position, the new garage would appear subservient and in keeping with the main dwellinghouse.
- 7.4 By dint of the setback rear location of the proposed garage, its overall height and the existing side high gate leading to the rear, it is noted that the proposal would not be visible from the public realm. Therefore, it is deemed that the proposal would not result in an adverse impact to the streetscene and the character of the area.
- 7.5 Considering the existing setting of the dwellinghouse and the proposed development, the overall design as well as the neighbouring area's appearance, it is deemed that the proposed works are appropriate and would not result in an adverse impact on the character of the dwellinghouse and the visual amenity of the locality, responding to the requirements of Havant Borough Design Guide SPD and Policy CS16 of Havant Borough Local Plan Core Strategy (2011).

(iii) Effect on neighbouring properties

- 7.6 The proposed garage would replace the existing shed at the rear with a larger footprint, maintaining a closely similar distance from the west and south boundaries, which are the closest boundary lines to the proposal.
- 7.7 The neighbouring property at No. 19 Castle Avenue is adjacent to the application site on the south side. The proposed garage would be located approximately 3.7 metres from the side elevation of this neighbouring dwelling and adjacent to an existing greenhouse shed at the same property. Given the modest height of the proposed garage, the absence of any proposed side windows facing this neighbouring property, the roof pitching away from the boundary, and the sun orientation vis-à-vis the sitting of the buildings, it is considered that the proposed scheme would not appear overbearing or result in harmful overshadowing, loss of daylight, overlooking, or loss of privacy to this neighbouring property.
- 7.8 To the west side is the adjacent property at No. 4 Ryecroft. Based on observations made during the site visit, it is noted that the proposed garage would be mainly screened by the existing thick vegetation and tall hedges along the shared west boundary. Therefore, it is considered that the proposal would not result in any adverse impact on this adjoining property.

- 7.9 To the north side is the neighbouring property at No. 23 Castle Avenue. The proposed development would be positioned approximately 11.7 metres from the shared north boundary. Given its location and the existing 2 metres high fence along the north boundary, the proposal is considered appropriate and would not result in any adverse impact on this neighbouring property, albeit the proposed side windows facing north, as they would largely be screened from the main residence.
- 7.10 The neighbouring properties located at the east side and facing the application site are considered to be positioned at a sufficient distance to avoid any detrimental impact from the proposed development.
- 7.11 Given the design and size of the new built, the position from the existing boundaries and the existing buildings, it is considered that the proposal would not have a detrimental impact on the residential amenity of these neighbouring properties. In conclusion, the proposal does not appear overbearing or leading to loss of privacy, daylight, view or overlooking and would have limited and acceptable impact on the immediately adjacent properties and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking matters

- 7.12 The proposed garage internal dimensions are considered appropriate when assessed against the Council's Parking SPD. It is also noted that the existing driveway and gate would allow vehicular access to the new garage. Therefore it is deemed that the proposal would be meeting the requirements of Havant Borough Council Parking SPD and concurring with Policy DM13 of Havant Borough Council Local Plan (Core Strategy 2011).

8 Conclusion

- 8.1 The proposed development is acceptable in principle. The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00493, subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan - Uploaded 28 June 2024

Existing and Proposed Site Plans - Dwg No. DPA 002 - Uploaded 28 June 2024

Proposed Floor Plans and Elevations - Dwg No. DPA 003 - Uploaded 28 June 2024

Agent Email Confirming Materials Colour and Texture dated 27th September - Uploaded 27 September 2024

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.