
Site Address: 9 The Brow, Waterloooville, PO7 5BY
Proposal: Variation of condition 2 of planning permission APP/23/00468 to vary approved plans to allow for changes to the garage (roof pitch orientation and ridge height).
Application Type: Variation/Relief of Condition
Application No: APP/24/00355 Expiry Date: 12/07/2024
Applicant: Mr Grant Blackmore
Agent: Mr Bernard Sales Case Officer: Ikrame Essalih
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 9 The Brow, Waterloooville is a two-storey semi-detached dwellinghouse, located on the corner plot between The Brow and The Dale. The property is constructed in white painted brickwork, white render, and black colour beams in Tudor style with a beige multi brick chimney at the north elevation and a brown tile-hipped roof. The site is characterized by a sloped nature from south to north with vehicular access from The Dale and pedestrian access from The Brow/The Dale corner through a paved pathway, while the rest of the front garden, covering three sides of the property, is a lawn area with an existing gazebo at the north side and a replacement garage currently in construction at the east side. The boundary treatment mainly consists of wood fencing coupled with mature hedging.
- 1.2 The surrounding area is predominantly residential with two-storey and semi-detached properties of similar age, and different design, style and appearance.

2 Planning History

09/61138/000 - Single storey rear addition. , PERM,15/10/2009

APP/17/00238 - Single storey rear extension and two storey side extension.,
PERM,26/04/2017

APP/18/00867 - Removal of existing single storey rear extension and double detached garage. Erection of single storey rear extension and detached garage.,
PERM,11/12/2018

APP/21/01052 - Two storey extension and replacement garage., PERM,03/12/2021

APP/23/00468 - New two storey extension and replacement garage.,
PERM,08/08/2023 **Officer comment:** This is the application sought to be varied.

3 Proposal

The proposal is for the variation of condition 2 of Planning Permission APP/23/00468 relating to approved plans to allow for changes to the garage. The changes comprise a change in the garage roof design with a front false pitch to the front, a parapet wall

which is lower on the side adjacent to the neighbouring property at No.2 The Dale and taller to the side adjacent to the host dwelling. The garage doors would also be changed to incorporate a single roller shutter door. the materials would also be amended to white through coloured render.

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 Antonia Harrison

No comments received.

Councillor Ms C Diamond - Purbrook Ward

No comments received.

Councillor Paul Tansom

No comments received.

Developer Services, Southern Water

Southern Water has no objections to the above variation of condition 02.

Conclusion: NO OBJECTION

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Objection to the proposal due to: Blocking/ Restriction of natural daylight due to increased roof ridge height and the rotation of the garage's roof. The new pitched roof would be facing the adjacent property living room at its highest point.	Further to the representation, the proposal has been assessed against the 45 degrees overshadowing rule. These comments and officer's assessment are addressed in section 7 planning considerations. Amended plans have been submitted further to the raised concerns with a revised design of the proposed roof.

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 proposal involves a revised design to the approved plans relating to the garage. The changes relate to an increase in the total height of the garage's roof, the construction of a flat roof with false pitch instead of a pitched roof, and the replacement of the two side hung doors by a single wider roller shutter door at north elevation. The proposed alteration would result in a different roof shape and an increase of approximately 600 mm of the overall height, however considering the location of the garage and the existing high screening provided by the 1.8 metres wood fencing coupled with tall hedging, it is considered that the proposed works would not result in an adverse impact to the character of the area and the streetscene.

7.4 Additionally, the proposed materials for the revised garage would include white render and brown tiles at the false pitch at north elevation, matching the existing materials in the area and on the main house. Therefore, it is considered that these changes would not be out of the context of the main dwellinghouse.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 The approved garage is adjacent to the east side boundary shared with property at No. 2 The Dale. Although the proposal involves an increase of approximately 600 mm in the overall height of the garage due to the change of the roof, it is considered that the impact would be limited and acceptable by dint of the separating distance of approximately 3.2 metres between the neighbouring property side elevation and the garage as well as the amended plans showing the east wall of the garage to be approximately matching the height of the adjacent property's garage roof.
- 7.7 It is noted that the proposed change to the roof design of the garage aims to significantly minimise the impact of the guttering, overshadowing and loss of daylight to the neighbouring property at No.2 The Dale, therefore it comprises a higher west wall and a lower east wall defining a flat roof, with a false pitch leaning toward the north and mainly covering the car entrance door to the garage. Consequently, it is considered that the proposal would result in a limited and acceptable impact to the neighbouring property on this side.
- 7.8 To the south side, it is noted that the garage structure is mainly screened by dint of the two-storey extension at the rear of the property. Therefore, it is considered that the change of the roof's orientation and garage's height would not result in an impact on the neighbouring properties on this side.
- 7.9 It is considered that the neighbouring properties located at the north and west of the application site are located at a sufficient distance to avoid any impact resulting from the proposal.
- 7.10 Given the design, size and amount of the proposed changes to the approved development, 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 lead to loss of privacy 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).

(iv) Parking matters

- 7.11 With regard to the parking requirement, this has been considered previously under planning permission APP/23/00468 and the following assessment was made by the Officer:

A home office is proposed at first floor level which could be used as a bedroom in the future. There is considered, however, to be adequate parking on site for the 3 parking spaces required for a four bedroom property.

- 7.12 It is noted that there would be one vehicular entrance to garage, however the driveway would allow for two parking spaces. Therefore, a total of 3 parking spaces would still be provided on site. Concurring with the requirement of Havant Borough Council Parking SPD and 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/24/00355, subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of the original planning permission application reference APP/23/00468.

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:

Amended Garage Construction Details - Floors And Roof Plans (Dwg no.2016 19 REV A) - Uploaded 31 July 2024

Amended Garage Construction Details - Section AA (Facing West) (Dwg no.2016 20 REV A) - Uploaded 31 July 2024

Amended Garage External Elevations (Dwg No.2016 21 REV A) - Uploaded 31 July 2024

Location and Block Plan (Dwg no.2016 01 REV F) - Uploaded 13 May 2024

The following plans are approved in relation to this application excepting insofar as they relate to the proposed garage:

Proposed Ground Floor Plan and Elevations (Drg. no. 2016.04 REV G)

Proposed First Floor Plan and & Existing Elevations (Drg. no. 2016.05 Rev F)

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, or shall be as indicated on the submitted forms and hereby approved plans.

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.