
Site Address:	Garages, Brewster Close, Waterlooville		
Proposal:	Demolition and rebuild of block of 4No garages.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00813	Expiry Date:	05/02/2024
Applicant:	Miss Sommerville		
Agent:		Case Officer:	Denise Sheath
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located within the eastern centre of Brewster Close. This section of Brewster Close is allocated to 4No. rows of terraced garages which serve allocated residential properties within Brewster Close. The garages which this application relates are allocated to No.s 1-4 (inclusive) Brewster Close.

2 Planning History

None relevant

3 Proposal

Demolition and rebuild of block of 4No garages.

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)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Southern Water requires a formal application for connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service:
developerservices.southernwater.co.uk and please read our New Connections
Charging Arrangements documents which are available on our website via the

following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

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: 18

Number of site notices: 1

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

- (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 is for the demolition and rebuilding of 4No. garages at Brewster Close. The demolition of the existing garages has already taken place along with the partial erection of the replacement garages. The replacement garages are within the same footprint with similar dimensions. The proposed garages will have a flat roof at a maximum height of approximately 2.4m, a length of approximately 10.2m and a depth of approximately 4.8m. The external material will be red render. This section of Brewster Close is allocated to rows of terraced garages which serve the residential properties of Brewster Close. Due to there location the replacement garages are not considered to result in an adverse impact on the visual amenity of the locality.
- 7.3 The design and appearance of the proposal is deemed appropriate in context to the area of Brewster Close 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

- 7.4 The replacement garages are a significant distance from the residential properties within Brewster Close and The Public House at No. 131 London Road. It is therefore considered that the replacements garages would not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site 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.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00813 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form - Received 23 October 2023
Location Plan - Received 23 October 2023
Block Plan - Received 23 October 2023
Elevations and Floor Plans - Received 11 December 2023

Reason: - To ensure provision of a satisfactory development.

- 2 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.

- 3 The proposed garages hereby shall be used solely for purposes incidental to the occupation and enjoyment of the dwellinghouses of which they are allocated (No's. 1,2,3,4 Brewster Close) and shall not be used as a separate unit of accommodation.

Reason: A unit of accommodation would not be within a satisfactory position; would have insufficient amenity space and would have insufficient on-site parking to be occupied separately from the dwellings which they are allocated to having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The proposed garages hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouses in which they are allocated (No's. 1,2,3,4 Brewster Close) and shall not be used for any business, commercial or industrial purposes whatsoever.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.