
Site Address:	7 Brookmead Way, Havant, PO9 1RT		
Proposal:	Retrospective application for a new garage and garden room.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00125	Expiry Date:	17/04/2023
Applicant:	Mr C Parker		
Agent:	Mr P Walker	Case Officer:	Joseph Toole
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

7 Brookmead Way, Havant, is a two storey detached property located to the west side of Brookmead Way. Vehicular access is from Brookmead Way with parking to the front and side.

The property is located within a residential area with surrounding properties differing in style and design.

The application site is located within Flood Zone 2/3.

2 Planning History

No relevant planning history.

3 Proposal

The proposal is for retrospective permission for a new garage and garden room following the demolition of a garage in a similar position. The outbuilding has a width of approximately 3.8 metres, a depth of approximately 9.1 metres with a pitched roof having a maximum height of approximately 3.7 metres.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS15 (Flood and Erosion Risk)

CS16 (High Quality Design)

DM10 (Pollution)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Imogen Payter

No Comment.

Councillor Phil Munday - St Faiths

No Comment.

Councillor T Pike - St Faith's

No Comment.

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: 5

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) Flood risk
- (v) Ecology 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 outbuilding has facing brickwork and concrete roof tiles. This is considered to be of an appropriate design.

7.4 Due to the position of the outbuilding it is not considered to have an adverse impact on the character of the area, being in a similar position to the previous garage. It is considered to be of an appropriate size in relation to the main dwellinghouse. A condition has been recommended for the proposed extension not to be used as separate accommodation.

7.5 The design and appearance of the outbuilding 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 It is worth noting the outbuilding is higher and larger than the previous garage. As the outbuilding is partly screened by the neighbour's garage at No.5 Brookmead Way and due to its pitched roof design it is not considered to have a significant adverse impact on the amenities of neighbouring properties with regards to loss of sunlight, overbearing or overlooking.
- 7.7 Consequently, it is considered that the proposal will 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.

(iv) Flood Risk

- 7.8 The application is classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The garage should not affect these areas.
- 7.9 The application site is located within Flood Zone 2/3. The applicant's submission confirms that floor levels within the garage are set no lower than existing levels and flood proofing of the development will be incorporated where appropriate. The works are classed as minor development and unlikely to increase the risks associated with flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy.

(v) Ecology matters

- 7.10 The application site is within 50 metres of a moving watercourse. Due to the nature of the development it is not considered to have an adverse impact on the ecology of the area, complying with policy CS11 of the Havant Borough Core Strategy (2011).

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00125

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

Site Location Plans
Section Drawing A-A
Elevations
Flood Risk Assessment

Reason: - To ensure provision of a satisfactory development.

- 2 The outbuilding hereby permitted shall be used for purposes incidental to the enjoyment of the dwellinghouse and shall not be used for any business, commercial or industrial purposes whatsoever or as a separate dwellinghouse.

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.