
Site Address:	46 Sunnymead Drive, Waterloooville, PO7 6DA		
Proposal:	Replacement garage.		
Application No:	APP/20/00987	Expiry Date:	16/12/2020
Applicant:	Mrs J Butwell		
Agent:	Mr I Marshall	Case Officer:	Joseph Toole

Ward: Hart Plain

Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

46 Sunnymead Drive, Waterloooville, is located to the south of Sunnymead Drive. The application site is a semi detached chalet bungalow comprising brick plinth, yellow render with white tile hanging and concrete roof tiles. Vehicular access is off Sunnymead Drive with parking to the side with an existing garage to the rear side.

The property is located within a residential area with some properties of the same style and design and others differing.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

91/56949/000 - Extension to roof and inclusion of dormers to front and rear, PERM,

3 Proposal

Replacement garage.

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor David Jenner

No Comment.

Councillor E Shimbart - Hart Plain

No Comment.

Councillor P Bains - Hart Plain Ward

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

(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 development would involve a replacement garage to the rear side of the property. It would be used as a garage and cycle store, set back approximately 2 metres more than the existing garage and approximately 0.3 metres higher. The proposed garage would have a width of approximately 3.2 metres, a depth of approximately 8.5 metres and a flat roof with a height of approximately 2.8 metres.

7.4 The proposed garage would have white masonry paint on blockwork with a built up felt flat roof. This is considered to be in keeping with the context of the main dwellinghouse.

7.5 The proposed garage would be partly visible from the street scene however due to its location and replacing the existing garage albeit slightly higher it is considered to be in keeping with the character of the area.

7.6 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

- 7.7 The proposed garage would be located on the west of the property along the shared boundary with No.44 Sunnymead Drive. It would be partly screened by the existing 1.8 metre high fencing along the boundary and the two outbuildings at No.44 Sunnymead Drive. Due to the proposed development replacing the existing garage with a small increase in height of approximately 0.3 metres it is deemed acceptable and not considered to appear overbearing or result in a harmful loss of light.
- 7.8 To the rear of the proposed garage there would be a window. This view would be screened by the existing 1.8 metre high fencing along all boundaries.
- 7.9 To the east side there would be two doors and a window. It would be offset from the shared boundary with No.48 Sunnymead Drive by approximately 7 metres and be screened by the existing 1.8 metre high fencing. Therefore, it is not considered to result in harmful overlooking, overbearing or loss of light to the neighbouring property.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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 scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00987

- 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
Block Plan
Proposed Floor Plans and Elevations - 1
Reason: - To ensure provision of a satisfactory development.