
Site Address:	13 Record Road, Emsworth, PO10 7NS		
Proposal:	Detached garage within rear garden.		
Application No:	APP/20/01039	Expiry Date:	11/01/2021
Applicant:	Mr Acres		
Agent:	Mr M Farrer	Case Officer:	Jane Burton
	M F Designs Ltd		
Ward:	Emsworth		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

No.13 Record Road is an Edwardian two storey detached dwelling which has been extended to the side and rear. The property has side extension/garage to the side of the dwelling and a good sized rear garden (approximately 36-38m in length). The rear garden is mainly laid to lawn and the submitted plans mark an existing mature hedgerow to the south (side) and along part of the rear boundary of the garden. The surrounding area is residential with immediate neighbouring properties of a similar age and site layout as the application property. There is a large outbuilding constructed of brick and tile to the rear of the garden of the adjacent property to the north (No.15 Record Road).

2 Planning History

APP/12/00466 - Single storey rear extension with replacement garage.,
PERM,02/07/2012

3 Proposal

The proposal is a detached garage/outbuilding measuring approximately 6m depth, 9m width, 2.2m to the eaves and 4.85m to the roof ridge. The building would have a pitched roof with barn hip to the sides, and would be constructed of timber weatherboarding and slate roof tiles. The building would be positioned to the rear of the garden at approximately 0.4m -2.5m distance to the rear fence boundary (varying due to the angle of the plot) and at 1.7m to both the north boundary and south (side) boundaries of the site.

In the original submission it was unclear how the building would be used as a vehicular garage given its position on the site and as the position of the existing side garage/extension attached to the house would block access. The applicant has since stated that the building would be used for storing an old car/campervan with the ability to work on for maintenance, and photographs of the site show that access would be obtained via an up and over door garage door to the rear of the existing side garage. The applicant has stated that the proposed garage/outbuilding would not be for daily garaging use.

A revised plan has been received which increases the size of the barn hips to the roof.

4 Policy Considerations

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

Havant Borough Local Plan (Core Strategy) March 2011

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036

- E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Julie Thain-Smith

No comments received

Councillor Lulu Bowerman

No comments received

Councillor R Kennett

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: 6

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 building is a large structure, and of some height at 4.85m. Concern was expressed by the case officer about the size of structure in a suburban garden setting (in particular the impact of the roof mass), however the applicant did not wish to make any significant changes to the scheme. As such the proposal has to be considered as it is, although the roof mass has been slightly reduced under amended plans by increasing the barn hipped elements.

The building would be positioned to the rear of the garden, visible from neighbouring properties. There would be some visibility from the street (to the side of the main house), however the building would be at quite a distance from the road frontage (approximately 52m distance), and part obscured by the side extension to the main dwelling.

The proposed building under this application would have a similar footprint to the outbuilding at no.15. The structure would be higher by approximately 0.5m, although lower at the eaves. The barn hips reduce the mass to a degree and the roof would be finished in slate which may be more recessive in the context. There is some mature vegetation in neighbouring gardens and a hedgerow to be retained on the applicant's land which may soften the visual impact to an extent, and the elevational material would be timber which would look appropriate for a garden/curtilage building.

Overall, whilst the building is large and the preference would have been for a smaller scale structure, - given the context of the large outbuilding adjacent, and the positioning, it is not considered that there would be a level of harm to the character and appearance of the area to warrant the refusal of the scheme. The proposal is not considered to be unacceptable having regard to policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.4 The building would be visible from no.15 to the north and no.11 to the south, and from properties to the rear, however the building would be located at the rear of the garden and adjoining neighbouring properties also have good sized gardens. The proposal would be at a sufficient distance from the dwellings themselves. The submitted block plan shows a possible outbuilding to the rear of the garden of no.11 (although no representation has been received from the occupier of this property to confirm this), and there is an adjacent outbuilding at no.15, which would limit the visual impact of the side (gable).

To the rear the site adjoins the gardens of no. 77 Bosmere Gardens and no. 80 Highland Road. Due to the relationship with these properties it is not considered that the proposal would have an unacceptable visual impact, or impact on their amenity space.

There is some screening from high vegetation in the vicinity and the proposal would have some gap to the boundary with adjoining properties. The existing hedgerow is shown to remain on the proposed plan and it is recommended that a condition is attached to protect this during the construction period.

The proposal is single storey and would not therefore result in unacceptable overlooking.

The applicant has confirmed that the building would not be for habitable use, only storage/maintenance of the owners privately owned vehicles and would be for private use only.

- 7.5 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 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) Impact on trees/hedgerows

- 7.6 The applicant has stated that there are no mature trees on or off site that could be impacted by the proposal. The intention is to retain the existing mature hedgerow on the south and eastern boundaries which can be secured by condition.

8 Conclusion

- 8.1 The proposal would have an acceptable impact on the character of the area and 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/20/01039 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:
P_02 (Location Plan and Block Plan) received on 16.11.20
P_01 A (Proposed Plans and Elevations) received on 04.01.21
Reason: - To ensure provision of a satisfactory development.
- 3 All hedges and hedgerows on and immediately adjoining the site as indicated on drawing no P_01 A (Proposed Plans and Elevations) received on 04.01.21 shall be retained, and protected from damage for the duration of works on the site.
Reason: To safeguard the continued health and presence of such existing vegetation and in the interests of the visual amenities of the locality and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any habitation, 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.

- 5 The external materials used shall be as specified in part 10 of the submitted application form.
- 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.