

Recommendation: **GRANT PERMISSION**

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS2 (Employment)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

(iv) Parking

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

7.3 This proposal is a retrospective application for a garage made following an enforcement case as this was previously assumed to fall within permitted development. There was a garage situated at the property previously although not in the same position or of the same design or scale. The garage is located in the South Eastern corner of the plot, with a hard standing driveway separating it from the public highway which has space for one vehicle. The garage has dimensions of approximately 2.5 metres height 4.6 metres width and 4.5 metres depth and has a low sloping pitched roof with two windows on the West elevation and double doors. There are also large double wooden doors on the Southern elevation for vehicular access .

7.4 Although it is judged to be fairly visible from the street, made more so during the Winter when there is less foliage screening, the garage is considered relatively modest in its impact on the streetscene. It is constructed of dark stained wood of which is natural material and not out of keeping with the surrounding area.

7.5 This application also seeks permission for change of use from residential garage to business use. This garage is currently in use as an internet sales business. The impact on the character of the area of this change of use involves the addition of the garage structure which has been considered above and is judged to be an acceptable addition to the streetscene.

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) Impact upon residential amenity

7.6 To the rear of the property lies a public footpath and there are no properties immediately to the rear. To the South of the application site is Redlands Lane. The windows are not deemed to create any overlooking impact on surrounding properties and the garage is sufficient distance away from any surrounding properties so as for any impact to be negligible. The garage is not deemed to have any adverse impact on the amenity of the surrounding area.

7.7 The business use of the garage would result in some increase in general activity within working hours with business operating hours between 8:30 and 4:30 Monday - Friday. Information has been supplied with this application stating that there are two employees working from the garage in total, with minimum delivery or collection vehicle activity. Although this is a residential area, this type of internet based business is judged to be fairly modest and limited on any impact it may have in terms of noise or traffic issues. No objections have been received in relation to this application.

(iv) Parking

- 7.8 There is currently only parking space for 1 vehicle on the application site. The information provided with this application confirms that there is an additional employee working from within the business premises of the garage alongside the applicant. As the business use is established and there have been no parking issues reported to date in relation to this site, and given the limited nature of the use the current parking provision is judged to be acceptable.

8 **Conclusion**

- 8.1 This proposal is not considered to have any adverse impact on neighbour amenity with the relevant conditions imposed. This proposal is therefore recommended for permission to be granted.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00296

(A) 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:

19/314/1 Site plan as built floor plan and elevations

19/314/2 Location plan

19/314/3 Land registry plan

Reason: - To ensure provision of a satisfactory development.

3

The use of the detached garage for the purpose of the internet based sales business shall have no visitors and shall only operate between Monday to Friday between 0830 and 1630 hours and not at any other time unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the locality and having due regard to policies CS2, CS16 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, 2018

- 4 Only one other employee other than Mr Norris shall be employed at the premises in connection with the business hereby approved at any time unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the locality and having due regard to policies CS2 and CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2018.