

Recommendation: **GRANT PERMISSION**

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

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

Building Control

No comment 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: 8

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) Use of the building

(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 construction of a two storey building to replace the existing garage, comprising a garage, workshop and shower room at ground floor with an attached car port on the eastern side and a play room at first floor level. The development is of a generous size, however it is of a cohesive design relating well to the existing property and can be comfortably accommodated within the extent of the site. The proposal would be visible from the public realm, although it would be set back approximately 25 metres from the highway.

7.4 The original proposal was for a building of a substantial size, 6.2 metres wide, 9.7 metres long with a pitched roof to a height of 6.5 metres, situated 1 metre from the eastern boundary of the site. Following the officer's site visit, concerns were raised with respect to the potential overbearing impact of the scheme on the neighbouring property

at number 6 St Helens Road.

- 7.5 Further to discussion with the agent, amended plans were submitted on 3 March 2020 and subsequently accepted. The revisions to the proposal reduced the width of the building to 4.2 metres accommodating a single garage with a 2.9 metre wide attached car port. The mass of the roof has been substantially reduced together with a 0.5 metre reduction in the ridge height.
- 7.6 There is a distance of 1 metre from the car port to the eastern boundary, although the mono-pitched roof slopes away from the boundary and has an eaves height of 1.7 metres increasing to 3.2 metres. The main building is approximately 3.5 metres from the eastern boundary.
- 7.7 Whilst it is acknowledged the amended scheme would nevertheless result in a building of a generous size, the plot is large and it is considered the revisions made address the concerns raised.
- 7.8 The design and appearance of the proposal is deemed appropriate in context to the main building and 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

Impact on 6 St Helens Road - side/east

- 7.9 This property is situated to the east of the application site and has a plot of a similar depth, with a spacious outlook to the rear. The replacement garage is to be located in approximately the same position as the existing which is close to the western boundary of this property. The proposal is set back 2.5 metres from the rear elevation of this property and there is a distance of 2.5 metres from the western elevation of this property to the boundary. The car port element of the proposal is 1 metre away from the boundary and the mono-pitched roof slopes away with an eaves height of 1.7 metres increasing to 3.2 metres.
- 7.10 Whilst it is acknowledged the new garage is of a generous size, the height and mass of the roof have been reduced with the main part of the building 3.5 metres from the boundary. It is therefore considered these revisions have reduced any perception of the proposal being overbearing and a reasonable outlook would be retained from the closest neighbouring windows at this property.
- 7.11 There are no windows in the eastern elevation and in order to protect the amenities of this neighbouring property a condition is recommended to restrict the introduction of any future windows. The impact is therefore considered to be acceptable in planning terms.

Impact on 10 St Helens Road - side/west

- 7.12 This property is situated to the west of the application site and the new building is approximately 16.5 metres away from its eastern boundary. The single storey rear extension of this property which comprises a garage and utility room is 1.5 metres from this boundary, with the eastern elevation of the main dwelling 7.5 metres away.
- 7.13 Whilst there is a first floor window towards the southern end of the new building, it is of a modest size and considered to be a sufficient distance away from the neighbouring property, minimising the perception of any additional overlooking. The impact is therefore considered to be acceptable in planning terms.

Impact on 13 St Thomas Avenue - rear/north

- 7.14 The rear boundary of the application site runs parallel with the rear boundary of this property. The north elevation of the new building is 26 metres away from this boundary with the rear elevation of the neighbouring property a further 25 metres from the boundary. The window in the first floor rear elevation could be perceived to increase the level of overlooking to this property. However the floor plan indicates this window serves the stairwell and landing and there is a distance of approximately 50 metres from the proposed north elevation and the rear elevation of this property which meets the 24 metre distance recommended in the Havant Borough Council Design Guide SPD. It is therefore judged the new building is a sufficient distance away and would not result in any additional overlooking. The impact is therefore considered to be acceptable in planning terms.

Impact on 1 The Gorseway, St Helens Road - opposite/south

- 7.15 The proposed building is set back from the front elevation of the dwelling and is approximately 25 metres from the highway. The front elevation of this property is deemed to be a sufficient distance away for any impact to be negligible.
- 7.16 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.

(iv) Use of the building

- 7.17 It is acknowledged the building could potentially be utilised as a self-contained unit, so it is important that the ancillary relationship between the building and existing dwelling be maintained, as any independent occupation would suffer from lack of amenity space and would result in an intensive use of the site, out of keeping with the character of the area. It would also be contrary to the NPPF and policy CS17. Furthermore, the creation of a separate dwelling could have an in-combination impact on designated habitats, which has been considered by the recent Solent Recreation Mitigation Strategy, as well as in terms of water quality - policies CS11 (Core Strategy) and DM24 (Allocations Plan) refer. For these reasons a planning condition is therefore recommended for the accommodation to be occupied ancillary to the enjoyment of the existing dwelling, precluding it from being established as a separate unit of accommodation.

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/19/00821 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 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no windows shall be inserted in the eastern elevation of the building without the prior approval of the Local Planning Authority.
Reason: To protect the amenities of the neighbouring property of 6 St Helens Road and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The outbuilding hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used for any business, commercial or industrial purposes whatsoever or as a separate unit of accommodation, without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties 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 development hereby permitted shall be carried out in accordance with the following approved plans:
Drg no. 194/104 rev P2 Existing and proposed site plan; existing floor and elevations plan
Drg no. 194/100 rev P4 Proposed floor and elevations plan; section plan
Drg no. 194/101 rev P3 Perspective elevations plan
Reason: - To ensure provision of a satisfactory development.