
Site Address:	2 Elmwood Avenue, Waterlooville, PO7 7LG		
Proposal:	Extension to garage to park 2 cars with new studio/workshop to the rear.		
Application No:	APP/20/00373	Expiry Date:	08/07/2020
Applicant:	Mrs Lifton		
Agent:	Mr Lindsay	Case Officer:	Joseph Toole
	Solent Design Ltd		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

2 Elmwood Avenue, Waterlooville, is at the beginning of the Elmwood Avenue on the north west side. It is detached property comprising of red brick and grey roof tiles. Vehicular access is from Elmwood Avenue with parking to the side with a garage to the far rear of the property.

The property is within a residential area with a mix of properties which vary in size, scale, massing and design.

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

2 Planning History

No relevant Planning History.

3 Proposal

Extension to garage to park 2 cars with new studio/workshop to the rear.

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)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

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

Councillor Diana Patrick
No Comment.

Councillor Dianne Lloyd
No Comment.

Councillor S Milne
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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
I have no objection and fully support the proposed application	Noted
Boundary Concern	The Local Planning Authority has been informed by the applicant's agent the whole of the proposed development is within the boundary of the application site
Concerns with odours/fumes causing health concerns and a fire hazard	A condition to the effect that the workshop must be incidental to the host dwelling has been recommended

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. There was a concern raised regarding whether the proposed development would encroach into a neighbouring property's land. This was raised with the applicant's agent who stated the proposed development would be entirely within the application site, and no evidence to the contrary has been received by the Local Planning Authority. Therefore no Certificate B needed to be served on the neighbour.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed development would involve an extension to the garage to park 2 cars with a new studio / workshop to the rear. It would involve extending the existing garage's depth by approximately 7 metres with the same width of approximately 3.8 metres and height of approximately 2.8 metres, the same as the existing garage.

7.4 The proposed development would have rendered blockwork and a single ply membrane to match the existing garage. This is considered to be inkeeping with the context of the existing garage and the main dwellinghouse.

7.5 Due to the proposed extension to the garage being situated to the rear it would not be visible from the public realm, thus it would have a limited impact upon the street scene. Furthermore, it is considered to be of appropriate size to the plot and the retained amenity space available. Therefore, it is considered to be inkeeping 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 extension to the garage would extend along the shared boundary of No. 68 Stakes Hill Road. This would be screened by the existing fencing and the two outbuildings in the rear garden of No. 68 Stakes Hill Road. There is also an appropriate separation distance between the properties to the north east and the development. The proposal would not have an adverse impact on the properties to the north east.

- 7.8 Along the side of the proposed extension to the garage facing No. 4 Elmwood Avenue there would be two doors and windows. The proposed development would be offset from the shared boundary with No. 4 Elmwood Avenue by approximately 9.9 metres, screened by the existing hedging. Therefore, it is considered not to have negative impact on No. 4 Elmwood Avenue.
- 7.9 To the rear of the proposed garage extension there would be a dual door facing the rear garden. This would be screened by existing hedging and as a result would not have an impact on residential amenity.
- 7.10 A concern was raised regarding the use of the proposed workshop and the health impacts this could have in the form of odour, fumes and fire hazards. Due to the use of the proposed workshop and location to the rear of the property it is not considered to have a materially negative impact upon the neighbouring properties. A condition stating the proposed workshop must be incidental and ancillary to the main dwellinghouse has been recommended. Furthermore any adverse impacts of that use of the workshop would still be subject to separate environmental health legislation.
- 7.11 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).

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality 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/20/00373:

- 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 / Block Plan, Proposed Floor Plans and Elevations - SD-2036-01A

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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.

- 4 The use of the garage as extended and hereby permitted shall remain incidental or ancillary to the principal use of the site as a single dwellinghouse.

Reason: The location of this site is unsuitable for the establishment of an alternative activity in the garage as a principal use having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.