
Site Address:	94 London Road, Cowplain, Waterloooville, PO8 8EW		
Proposal:	Proposed detached garage.		
Application No:	APP/20/00694	Expiry Date:	07/10/2020
Applicant:	Mr Steere		
Agent:	Mr C Flint	Case Officer:	Joseph Toole
	Chris Flint Associates Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

94 London Road, Cowplain, Waterloooville, is located to the east side of London Road. Under reference APP/19/00408 the application site gained planning permission for the demolition of the existing dwelling and outbuildings with the erection of 1No six bed dwelling. The new dwelling comprises of white render on the ground floor levels with blue cladding on the first floor along with dark grey roof tiles. There is a 2 metre wall to the front and the side of the property which has white render. Vehicular access is from London Road with parking to the front and side.

This part of London Road comprises a variety of single and two-storey detached, semi-detached and terraced dwellings of varying designs.

2 Planning History

APP/19/00408 - Demolition of existing dwelling and outbuildings, erection of 1No six bed dwelling with associated cycle storage and soft landscaping. (13/06/2019)
Request to discharge condition 3 (Received on 29/07/2019)., PERM,13/06/2019
APP/19/00758 - Discharge of condition 3., UNK,
APP/19/01108 - Application for variation of Condition 2 of Planning Permission
APP/19/00408 (Demolition of existing dwelling and outbuildings, erection of 1No six bed dwelling with associated cycle storage and soft landscaping) relating to revised elevation plans., PERM,08/01/2020

3 Proposal

Proposed detached 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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor A Briggs - Cowplain

No Comment.

Councillor D Keast - Cowplain

No Comment.

Councillor Narinder Bains - Cowplain

No Comment.

Developer Services, Southern Water

Southern Water would have no objection to the above proposal.

The exact position of the public foul sewer must be determined on site by the applicant.

Please note:

- The 150 mm public foul sewers requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future access for maintenance.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/default/PDFs/stand-off-distances.pdf

Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

The disposal of surface water from this development shall follow the hierarchy within Part H3 of Building Regulations:

- a) An adequate soakaway or some other adequate infiltration system

b) A water course

c) Where neither of the above is practicable: a sewer.

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
No objection to proposed front garage	Noted
Outbuilding to back larger than on the original plans for the construction of the house. Concerns regarding its use.	This is being investigated by our enforcement team.
Illegal and dangerous parking and damage to public verges during the construction of the original dwelling. There would be a condition regarding this to be managed appropriately.	This is not a material planning consideration.

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) Drainage

(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 the construction of a double detached garage to the front of the property. The proposed garage would have a width of

approximately 6.7 metres, a depth of approximately 6.2 metres and a flat roof with a height of approximately 2.5 metres.

- 7.4 The proposed development would have matching render to original dwellinghouse with a grey fascia and soffit roof. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.5 Ordinarily garages to the front of properties are not encouraged in line with Havant Borough Design Guide SPD however due its to design with a flat roof and being screened by the existing 2 metre height wall it is not considered to have an adversely negative impact upon the street scene. Although, the proposed garage would be relatively large it is considered to appear subservient to the host dwelling.
- 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 proposal is not considered to have a negative impact on appearing overbearing or result in the loss of light due to its positioning and height screened by the existing 2 metre high wall. Therefore, it is considered to have a limited impact on residential amenity and thus deemed acceptable.
- 7.8 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) Drainage

- 7.9 Southern Water were consulted on this application and raised no objection.

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/20/00694

- 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, Site Plan, Proposed Floor Plan and Elevations - CFA FULL 01

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.