
Site Address:	22 Lovedean Lane, Waterlooville, PO8 8HJ		
Proposal:	Erection of 2 bay Oak frame garage.		
Application No:	APP/20/00238	Expiry Date:	14/05/2020
Applicant:	Mr B Johnson		
Agent:		Case Officer:	Joseph Toole
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

22 Lovedean Lane, Waterlooville is located on the north side of Lovedean Lane. The application site is a detached bungalow comprising white render and red brick detailing with grey roof tiles. The property is well screened with hedging to the front and sides of the property. Vehicular access is from Lovedean Lane with parking to the front.

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

2 Planning History

No relevant planning history.

3 Proposal

Erection of a 2 bay Oak frame garage, to the front of the property.

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

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

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.

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

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 development would involve the erection of a 2 bay oak framed garage to the front of No. 22 Lovedean Lane. Initially there was a concern the proposed garage would have an adverse impact upon the street scene due to its height and massing. As a result, amended plans were submitted, which reduced the height of the garage with a roof hipped away to minimise its impact on the character of the area. The proposed 2 bay garage would have a width of approximately 5.6 metres, a depth of approximately 5 metres and a maximum height of approximately 3.9 metres.

7.4 The proposed development would utilise rural materials with the use of wood, oak and pine with footings of red brick. The double garage would have clay tiles. This would be compliant with the main dwelling and as result deemed acceptable.

7.5 It is noted that ordinarily Havant Borough Council discourages garages/outbuildings to the front of properties. However, the application site benefits from an established hedgerow which forms the southern and western boundaries which would primarily screen the proposed garage from the public realm. From the site visit it was noted part of the west boundary hedge was sparse in places, thus discussions took place with the applicant and additional planting of an olive tree and evergreen shrubs are proposed to reinforce this hedge. As to development within the front of properties, there are other examples within the locality. Therefore, on balance, and having regard

to the particular merits of the proposal, it is considered that the development would not have a significant adverse impact upon the street scene. A condition regarding the maintenance and retention of the hedgerow has been recommended to this application.

- 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 2 bay garage would be screened by the approximately 2.5 metre high hedging. The proposed garage would be offset approximately 1.6 metres away from the west boundary and 2.1 metres away from the southern boundary. Therefore, it is not considered to have an adverse impact on residential amenity to the surrounding neighbouring properties.
- 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.

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/20/00238

- 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
Block Plan
Proposed Floor Plans and Elevations - Johnson B 01/01 REV 02
Reason: - To ensure provision of a satisfactory development.

- 3 The approved planting works on the western elevation shall be carried out in accordance with the approved details within the first planting season following the use of the development hereby permitted. The hedge on the western and southern boundary shall thereafter be maintained and retained at a minimum height of 2 metres.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.