

Recommendation: **GRANT PERMISSION**

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: 7

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) 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 This proposal is for the alteration and extension to the existing garage located forward of the front elevation of the main property. This application comes after a previous application for alterations to the garage made in 2015 which was refused permission under application reference APP/15/01415.

The previous application was for the existing garage to be extended to create an overall length of 8.9 metres, which would have brought the garage 3 metres closer towards the front boundary of the property. It also included an increase in the height of the garage , as well as the addition of three dormers to the South elevation roof slope. This was subsequently refused as the garage was deemed to be too large in scale, with the dormers bulky and dominating on the roof slope, having an adverse impact on the character of the area and the streetscene.

The current application comprises of an increase in length to 8 metres. The existing garage is 6 metres - this additional length would result in a one metre increase towards the front elevation of the property and one metre towards the road - there would be an increase in height of approximately 0.4 metres. The proposal includes one dormer, centralised in the roof slope of the South elevation , alongside two small velux rooflights. It is judged that the singular dormer in the roof slope is an improvement following the

previous application- it would remain fairly modest in scale in relation to the garage and the main property, with the dormer in keeping with the property in its size and design. It is judged that one dormer as opposed to the previous proposed three, mitigates against the previous reasons for refusal in relation to over dominance of the roof slope.

The garage is already of a reasonable size and therefore the increase in length is not judged to make it appear significantly more visually dominant from the street. There is adequate plot space towards the front of the property to accommodate the additions and there is reasonable screening from trees and mature vegetation on the North and South boundaries. The materials proposed include timber cladding with plain tiles and timber doors with upvc velux windows. These materials are deemed acceptable and in keeping with the existing garage design as well as that of the main property.

Although there would be some visibility from the highway due to the position of the garage adjacent to the road, the alterations would mainly only be visible when approaching the property from the South up Warblington Avenue. The garage is still set off the road, separated by the hard standing at the front of the property and although the garage would still be visible from the road, as previously stated there is a wall as well as screening from trees and hedging along the boundary adjacent with the road.

Use of the garage has been confirmed as a home office/study area. It has also been confirmed that no businesses would be run out of the office.

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

7.4 Reasons for refusal for the previous application were not based on the grounds of impact on neighbouring residential amenity.

This application shall be considered on its own merit - the dormer proposed to the South elevation is not deemed to unacceptably overlook the property sited to the South- No. 25 Warblington Avenue. A reasonable distance is retained between the properties, as well as screening on the boundary. Additionally the dormer would be set forward from this property and would not offer any overlooking into the private rear amenity space of this property.

To the North of the application site is No. 19 Warblington Avenue- the proposed alterations to the garage are not deemed to have any overbearing impact upon this property as it would not come any closer to the boundary, the roof would remain hipped away from the property and there are no additional windows proposed to the North facing roof slope of the garage.

7.5 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/19/01253 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:
101 REV A- amended site and location plan received 02.03.2020
300 REV A Proposed elevations
301 REV A Proposed floor plans
Design statement received 02.01.2020
Email in relation to building use from Mr M Wilkes dated 27th February 2020
Reason: - To ensure provision of a satisfactory development.
- 3 The garage as extended shall be used for purposes incidental to the occupation and enjoyment of the existing dwelling as a domestic garage and/or home office area and shall not be used as primary accommodation or for business purposes.
Reason : To accord with the terms of this application and to ensure that the uses are compatible with this residential area having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 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.