

Recommendation: **GRANT PERMISSION**

Councillor David Jenner

No Comment.

Councillor E Shimbart - Hart Plain

No Comment.

Councillor P Bains - Hart Plain Ward

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: 6

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) Ecology

(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 application is for permission for the erection of a 2 bay oak framed garage. The garage structure has been built, although it is not fully finished with roof not completed. It is located to the front of the property with a width of approximately 5.6 metres, a depth of approximately 5.3 metres and a pitched roof with a maximum height of approximately 4 metres.

7.4 The 2 bay garage would have softwood cladding and tiles to match the existing house. This is considered to be inkeeping with the character of the area and the context of the main dwellinghouse.

7.5 It is noted that in the Havant Borough Design Guide garages and outbuildings are discouraged to the front of properties. However, in this circumstance the application

site is set back from the highway behind No.110 Lovedean Lane, therefore it is considered to have a minimal impact upon the street scene.

- 7.6 When assessing the character of the area, No. 108A Lovedean Lane directly adjacent the application site has a two bay garage to the front of its property. As a result this is considered to be inkeeping with the context of the area.
- 7.7 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

- 7.8 The 2 bay garage is offset approximately 1 metre from southern boundary, screened by 2 metre high fencing along all sides with additional hedging above the fencing to not appear overbearing to the occupiers at No. 108A Lovedean Lane. Therefore, it is not considered to have an adverse impact on residential amenity to the surrounding neighbouring properties.
- 7.9 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) Ecology

- 7.10 Due to the nature of development it is considered not to have an adverse impact on the ecology.

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 Wrong Application type for recommendation code for application APP/20/00145

- 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 Plan and Elevations - 1376.19.02 A

Reason: - To ensure provision of a satisfactory development.