
Site Address:	2 Glebe Park Avenue, Havant, PO9 3JR		
Proposal:	Replacement garage with mezzanine room above.		
Application No:	APP/20/00048	Expiry Date:	26/03/2020
Applicant:	Mr Mark Ward		
Agent:		Case Officer:	Joseph Toole
Ward:	Bedhampton		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

2 Glebe Park Avenue is on the eastern side of Glebe Park Avenue. The application site is a large semi-detached property situated adjacent to the A3M Motorway. It has a white pebbled dash render finish with red roof tiles. The property benefits from a rear single storey extension with a conservatory to the rear. There are mature trees and hedging to all boundaries.

The property is on the side of a hill, with the land dropping to the south.

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

2 Planning History

02/60643/000 - Conservatory to rear, above existing verandah., PERM,13/03/2002
91/56357/000 - Three dormer windows., PERM,08/08/1991

3 Proposal

Replacement garage with mezzanine room above.

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

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gary Robinson

No Comment.

Councillor Kenneth Smith

No Comment.

Councillor Mark Inkster

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I neither object or support this application but would like the following points to be considered: - The proposed development comes to the boundary of applicants property meaning that no external access is possible to/from their back garden. If applicant cannot use internal access for any reason (i.e large items) then that would require access to either neighbours property in order to move items. - I have long established shrubs and hedging running the entire length of the southern side of the development planted within my boundary and I would not want these destroyed or damaged in any way through digging of footings or any building work. The application form at point 7 states that no trees or hedges need to be removed or pruned in order to carry out this proposed development. In addition, at point 7, both the hedges and the fence as mentioned were planted/installed by myself some forty years ago and not the applicant. - The ground level between the two	This is a private matter not a material planning consideration. Please see Section 7 below This is a private matter not a material planning consideration.

boundaries drops considerably on my side and I am concerned that any development (footings, etc.) so close to that boundary will cause land to fall away to my side. - The applicant has already indicated that access would probably be required to my property in order to fully complete the development and for future maintenance. Although I am not saying that I disagree to this, it would put me in an awkward position if I objected. Another ongoing concern would be if new neighbours moved in an some point in the future. - If the development went ahead, then I would have a concern regarding privacy, should the single storey roof be used as a terrace for entertaining purposes. I would hope that a restriction was put in place in any granting of proposal.	This is a private matter not a material planning consideration. Please see Section 7 below
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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 Discussions took place with the applicant to reduce the width of the proposed new garage due to the proximity to the shared boundary with 2A Glebe Park Avenue. This was agreed by the applicant and the plans were amended accordingly.

7.4 The proposed development would involve a replacement garage with a mezzanine room above. The replacement garage would be increased in size in order to make it more practical to use with an additional room above to be used as a study. The two storey element would have a mansard roof with a lantern, with a single storey flat roof with a roof light to the rear.

7.5 The replacement garage would have a width of approximately 3.2 metres and a depth of approximately 8 metres. The mezzanine above would have the same width of approximately 3.2 metres with a depth of approximately 5.6 metres. The proposal would have an overall height of approximately 5.3 metres for the garage and mezzanine floor

and 2.5 metres for the workshop.

- 7.6 The proposed development would be blockwork with a white pebble dash finish and red roof tiles on the mansard roof. These materials would match those on the existing property. The material for the flat roof element would be fibre glass, which would be obliquely viewed from the street scene. The materials would be inkeeping with the context of the main dwelling.
- 7.7 The proposed replacement garage and mezzanine floor would be set back approximately 1 metre from the original property wall to the front with the roof being sustainably lower than the existing ridge height, due to the change in ground levels. As a result it would be subservient to the host dwelling and therefore inkeeping with the character of the area.
- 7.8 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

- 7.9 The proposed development would be visible from the public realm. On the front elevation there would be a new garage door and a first floor window. This would not overlook any private amenity space as it would face the front gardens of the properties opposite and the public highway. This is considered not to be materially harmful to the residential amenity of the area.
- 7.10 On the side elevation (south) the proposed garage and mezzanine floor would only extend 0.5 metres closer to the shared boundary with 2A Glebe Park Avenue. There would be no additional side windows along this elevation. The overall height of the development would be reduced in size by the incorporation of a mansard and flat roof. Due to the separation distance of approximately 5 metres and the orientation of the proposal, there would be no significant impact on the occupiers of No.2A Glebe Park. The existing hedge along the boundary also provides an element of screening, if retained.
- 7.11 A concern was raised by a neighbouring property regarding the possibility of damage to their hedging along their northern boundary. This is a private between the parties involved, albeit the applicant's intention is to maintain the existing boundary treatment. That said, from a planning perspective, the loss of a small section of this hedge to facilitate the development, would not materially change the impact of the development on the street scene or have a significant adverse impact on the amenity of the occupiers of the property to the south.
- 7.12 A concern was raised by a neighbouring property that the roofs may be used for entertainment purposes. Due to the changes in levels, between the two properties this would cause overlooking. Owing to the changes in levels from the existing dwelling and the proposal, there would be no easy means of access to the roofs from the main house (ie it would be necessary to climb out of a window). The roof areas are also small in size and include rooflights, curtailing any roof top activity, other than for maintenance. Further, if used for outside amenity space, under Building Regulations it would need a means of enclosure, which would also be subject to planning control. For these reasons, it is not considered necessary or reasonable to impose a condition restricting the use of the flat roofed areas.
- 7.13 To the rear of the property the proposed development would have a door and a window on the ground floor and a first floor window. This would be screened by mature hedging

to the side and hedging and trees to the rear and any overlooking would be oblique in nature. Thus, it is considered not to adversely overlook any private amenity space.

- 7.14 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, 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 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/20/00048

- 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 - Revised plan received 20/03/2020

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.