

Demolition of existing garage/outbuilding structure and replacement with Oak framed barn garage with new electric charging point and storage area to first floor; reconfiguration of driveway and formation of new access; new 1.8m boundary fencing; decked terrace area 0.505m in height; associated landscaping.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM11 (Planning for More Sustainable Travel)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council
No objection.

Hampshire Highways
Please see standing advice

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
I support this application as it will improve road safety at an awkward	This comment is noted

junction. In addition, the replacement of the existing garages will improve the visual amenity of this part of Wade Court Road.	
The applicants were kind enough to share their plans with me as my property will face directly onto the new garage. In general I have no concerns - indeed the design of the new garage looks to be an improvement over the existing structure. However one small area of concern is the potential for openings (e.g. windows) on the first floor east elevation as this would result in increased overlooking of my property. Whilst I have no concern with the design I've seen (which has no windows to the first floor east elevation) I am a little worried that at some future date openings may be created. So if possible I'd like to request a condition be added to the planning approval that no openings be added to the first floor east elevation at a later date.	Please see section 7

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) Highway Safety and Parking

(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 garage with storage area to the first floor would have a pitched roof, 5.5 in height and measure 6m in width. The two existing garages which would be demolished, have a maximum height of approximately 5.4m and a combined width of 6m. Therefore, the scale of the proposed garage would be a similar scale to existing while the oak framed design and high quality materials would represent a visual betterment and softer addition over and above the existing brick garages in what is

overall a predominantly soft and verdant streetscene. This softer approach would be furthered by border planting that would approximately cover half of the garage frontage.

- 7.5 In order to provide a new parking area which would be adjacent to the proposed garage, existing hedging would be removed and a small degree of the existing grass verge replaced by kerb edging; the currently grassed area that forms part of the applicant's garden would be replaced by a gravel surface. Timber posts and 1m fencing along with retained hedging would form the boundary treatment of the site at the corner between South Close and Wade Court Road and up to the proposed garage. Though the loss of hedging would be unfortunate, it is deemed that enough of the hedging would be retained to ensure no undue visual impact and would also allow the new parking area to be screened from the south and west. Though the wider streetscene is largely characterised by soft green edges, it is noted that the boundary treatment for no. 23 Wade Court Road, opposite the application dwelling, consists of brick walls over 1m high beyond which sits a large detached garage that is located ahead of no. 23. Therefore, it is not considered that the proposed changes to the boundary treatment at the application dwelling would appear incongruous or unduly prominent within the streetscene.
- 7.6 Following amendments to the scheme, the proposed 1.8m fencing would be mostly set back from the eastern boundary. As a result, the majority of this fencing would now be permitted development; where the 1.8m fence would extend to be adjacent to the highway, it would be partially screened by the retained hedging as well as the proposed landscaping scheme and therefore no undue visual impact on the character of the wider area would occur. The 0.55m high terraced area would have no wider visibility as it would be directly to the rear of the 5.5m high garage and could not be considered to have a harmful visual impact.
- 7.7 A landscaping plan has been submitted as part of this application which indicates the details discussed in this section and subject to a compliance condition to ensure this landscaping is undertaken, it is considered the design and appearance of the overall proposal including the proposed new garage would be deemed appropriate and is 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 The proposed garage would be in the same location as the existing garages, would be of a similar scale and would have a roof pitch which would be further from no. 28 Wade Court Road to the north than the pitched roof of the nearest existing garage. In light of these factors, it is considered that no additional undue overbearing or overshadowing would occur over and above that which currently exists. It is noted that there would be a rooflight to the rear roofslope of the garage and the sill of this rooflight would be 1.38m above the finished floor level. In order to prevent potential overlooking of windows to the side of no. 28, a condition would be added to ensure this window is obscured glazed and non-opening and also any future windows to the rear and north elevation at first floor level that would be below 1.7m above finished floor level. It is considered that this condition would not be required for the front and south elevations respectively due to the significant separation distances between the proposed garage and the nearest windows which serve habitable rooms of neighbouring properties.

- 7.9 The decked area at 0.505m high would be approximately 0.1m lower than the existing steps which lead from the rear of the existing garages. The terrace area would be set in from the boundary with no. 28 to the north by 1.1m and the approximately 2m high hedging which grows along the boundary between the application dwelling and no. 28 would be retained. It is therefore considered that this element of the proposal would not result in an unduly worse overlooking impact on the neighbouring property over and above which currently exists.
- 7.10 The other aspects of the overall application would not cause any undue overlooking, overbearing or overshadowing impacts on neighbouring properties.
- 7.11 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) Highway Safety and Parking

- 7.24 DM13 of the Core Strategy states that residential development must accord with the standards set out in the Havant Borough Council Parking Supplementary Planning Document 2016. The proposal would see the dwelling served by 3 parking spaces and it is deemed that this would be sufficient for a dwelling of this size.
- 7.25 Policy DM11 requires that safe and secure vehicular and turning facilities to adopted standards are provided. The removal of a section of the hedging at the corner of South Close and Wade Court Road and the erection of fencing only 1m in height would be deemed a small improvement to the currently inadequate visibility splays. The garage would have the same set back distance from Wade Court Road as the existing garages. The new gravelled area would offer a sufficient turning area to allow cars to enter Wade Court Road safely. It is therefore considered that the new garage and new access complies with DM11.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have no undue impact on the character of the wider area, neighbouring amenity or highway safety and parking 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/19/00246 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:

Drive Area Master Plan, D27/05/19 (Scale 1:100 @A");
Planning Area, D07/03/19 (Scale: 1:500 @A3);
Building Section, Drwg No. 1408CB-A02;
Floor Plan & Elevations, Drwg No. 1408CB-A01

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match in type, colour and texture those stated on the received application form
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 2018.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, as amended, or any replacement or re-enactment thereof, any window at first floor level to the north and west elevations of the building hereby permitted shall consist of non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) unless the parts of the window which can be opened are more than 1.7m above finished floor level. Thereafter the window shall be permanently retained as such.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework
- 5 The development hereby permitted shall not be brought into use until all hard and soft landscape works as shown on the plan entitled 'Drive Area Master Plan, D27/05/19 (Scale 1:100 @A") have been completed in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice, unless otherwise in accordance with a timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced before the end of the next planting season with others of species, size and number as originally approved. All hard landscape works shall be permanently retained in accordance with the approved details.
Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.