
Site Address:	70B Jubilee Road, Waterlooville, PO7 7RE		
Proposal:	Construction of an oak framed 2 bay garage.		
Application No:	APP/19/00337	Expiry Date:	21/05/2019
Applicant:	Mrs Mills		
Agent:		Case Officer:	John Shaw
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application dwelling is a detached property to the northern side of Jubilee Road, Waterlooville. The curtilage of the dwelling previously fell within the ownership of 70 Jubilee Road until application APP/14/01273 which saw permission for the application dwelling and subsequent subdivision of the curtilage. The new dwelling is accessed via a drive of approximately 30m in length. The dwelling is a half hipped bungalow which due to its backland location has little visibility from Jubilee Road itself. 70 Jubilee Road which effectively screens the application dwelling from wider view is a semi-detached early 20th century red brick dwelling. The immediate streetscene to the northern side of Jubilee Road is characterised by similar dwellings with the character of the southern side of this section determined by the 1.8 timber boundary fencing of 37a Jubilee Road, a two storey dwelling dating from the 1960s.

To the front of the application dwelling is a single mature unprotected tree while to the rear in the north eastern corner of its curtilage is one Oak tree which benefits from a TPO designation.

2 Planning History

APP/14/01273 - Sub-division of the existing 4 bed detached house into 2No. 3 bed semi-detached houses including rear and side extensions and the erection of 1No. 4 bed detached house with associated access and parking to the rear. 27/02/2015

APP/15/00350 - Discharge of Condition No/s 3-9 and 12-18 of Planning Permission APP/14/01273 27/04/2015

APP/19/00054 - Crown raise 1No Oak to 3 metres, reduce crown by 2 metres and remove lowest lateral limb. Tree subject to TPO 2020., PERM,04/03/2019

3 Proposal

Construction of an oak framed 2 bay garage.

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)
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

County Arboriculturalist: No Objection

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: 10

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) Impact on trees

(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 2 bay garage would be visible from Jubilee Road, however, it would have a 30m setback distance from the highway and therefore would not be unduly prominent within the streetscene. The garage would be of a conventional pitched design and though set ahead of the dwelling to a small degree, it would be sufficiently separated from it to

ensure it would not obscure and relegate the dwelling to the background as one approaches along the driveway. This siting aligned with a height distinctly lower than that of the dwelling and the use of matching slate tiles would ensure the garage would not harm the character of the dwelling and would appear as a subservient outbuilding.

- 7.4 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

- 7.5 The garage would have sufficient separation distances from nearby neighbouring properties to ensure it would have no undue overbearing or overshadowing impacts. The garage would not result in alterations to the driveway and parking area that would lead to undue noise impacts on neighbouring properties over and above that which already exists at the site.
- 7.6 Consequently, it is considered that the proposal would 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) Impact on Trees

- 7.7 To the rear of the dwelling at the north eastern corner of its curtilage is a large Oak which is protected by a TPO. The proposed garage would be set 5m back from the rear of the elevation of the recently constructed dwelling and would be outside of the root protection area. The proposal was assessed by the Councils Arboriculturalist and no objection was raised. It is therefore considered that the proposal would comply with CS11 and DM8 of the Core Strategy.

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 nearby trees 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/19/00337

(A) 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:

Proposed Site Plan (Scale 1:500)

Proposed Aerial and Front View; Proposed Base Plan; Proposed Front Elevation (Scale 1:50)

Proposed Right Elevation (Scale 1:50)

Proposed Left Elevation (Scale 1:50)

Proposed Back Elevation (Scale 1:50)

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match in type, colour and texture those as given on the received application form and plans.

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.