
Site Address:	9 Southbrook Road, Havant, PO9 1RL		
Proposal:	Replacement garage and utility room		
Application No:	APP/19/00762	Expiry Date:	07/10/2019
Applicant:	Mrs M Hember		
Agent:		Case Officer:	Selina Donophy
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The proposed site is a detached, two storey dwellinghouse located on a corner plot on the North side of Southbrook Road and on the West side of Southbrook Close. This property has a detached garage located on the boundary with number one Southbrook Close. The property has a low boundary wall to the front and existing dropped kerb giving access to the garage.

2 Planning History

APP/19/00325 - Erection of 1.8m fence to back and side boundaries; erection of wooden outbuilding (retrospective application)., PERM,24/07/2019

3 Proposal

This proposal includes a replacement garage and utility room.

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
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Havant Biodiversity Information Centre

Pipistrelle Bat species roost at no 10 Southbrook Road, Langstone, Havant

Officer comment: This has been noted, as this is approximately 40 metres from the proposed site and on the opposite side of Southbrook Road, this development is not deemed to have any impact.

Hampshire Highways

The proposal includes the widening of the access across the footway and verge which has not yet commenced and what appears to be an enlarges area for parking within the site.

I confirm the Highway Authority have no objection subject to the following condition and note to applicant :-

Condition:

Prior to occupation at least the first 6m. of access measured from the nearside edge of the adjacent highway shall be surfaced in a non-migratory material. The area shall be retained in this condition thereafter.

Note to Applicant :-

Before undertaking any work which affects a public highway (including a public right of way) you must obtain specific written approval from the Director of Economy, Transport and Environment at Hampshire County Council and enter into or secure any necessary legal agreements or consents to enable the works on a public highway to proceed. It is an offence to carry out unauthorised works on a public highway. This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or other works on or to the public highway. For further information, please contact highways.development.control@hants.gov.uk

Officer comment: Condition and informative recommended.

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 The proposed garage would have dimensions of approximately 4.2 metres ridge height and 2.5 metres eaves height which means the development would result in an increase of 0.7 metres from the previous ridge height. The depth will increase by 1.7 metres to create an overall depth of 7.3 metres, with the utility room spanning 2 metres width x 4 metres depth. It would have a pitched roof in the same style as existing.

This development is set back from the highway by approximately 7 metres, much of which would only be visible from the rear of the property except from the increased width of the garage frontage which would be visible from Southbrook Close. Although this is a corner plot, there are mature hedges acting as screening from the rear garden on the Southern boundary. For these reasons, this development would have a limited impact on the surrounding streetscene.

The proposed driveway associated with this application would be built in porous resin and would include parking spaces for two additional vehicles to the East of the property. Many other properties in this locale have similar resurfaced driveways and as there is somewhat restricted parking in this area, this will provide alternative parking spaces. There is also a dropped kerb proposed, of which Hampshire Highways have had no objections to.

The proposed materials include facing bricks in red to match existing, small plain tiles to match existing and white uPVC double glazed windows, all of which are considered complimentary to the main dwellinghouse.

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 The existing garage already lies on the boundary with the neighbouring property at no1 Southbrook Close alongside some small storage buildings with heights parallel to the fence line. The proposed garage will continue to sit on the the boundary with no 1 Southbrook Close.

There is deemed to be some impact on the sunlight received from the Southern elevation windows at the neighbouring property at no1 Southbrook Close. It is noted that one of the windows on the ground floor elevation is already impacted by the

existing garage at no 9 Southbrook Road, however the second window may have some decrease in light received. Despite this, it is deemed any reduction in sunlight would not be considered so large as to constitute grounds for refusal as some loss of light is not considered to have any detrimental impact on this room, as the main entries of sunlight are from the windows to the rear of this property, as well as some sunlight from the front window.

Two rooflights are proposed for the utility room, as well as windows on the North elevation. There are already windows on this elevation in this position and as this is a single storey, there are not deemed to be any issues of overlooking associated with these.

- 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/19/00762

(A)

(B) for the following reasons/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:

Existing elevations received 02.08.2019

Proposed elevations revised received 13.08.2019

Existing block plan revised 13.08.2019

Location plan received 02.08.2019

Proposed block plan received 02.08.2019

Reason: - To ensure provision of a satisfactory development.

3

Condition:

Prior to occupation at least the first 6m. of access measured from the nearside edge of the adjacent highway shall be surfaced in a non-migratory material. The area shall be retained in this condition thereafter.

Reason: In the interests of highway safety and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.