
Site Address:	35 Valetta Park, Emsworth, PO10 7HJ		
Proposal:	Addition of attached garage.		
Application No:	APP/19/00208	Expiry Date:	30/04/2019
Applicant:	Mr Bradley		
Agent:		Case Officer:	Karen Wooden
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large detached house which has been extended to the side and has elevations of render with cladding to the first floor. The dwelling is set within a spacious corner plot between a residential parking court and the main A259 Havant Road. The principal elevation faces towards the Havant Road, however the vehicular access is to the rear of the house via Valetta Park.
- 1.2 The buildings surrounding within Valetta Park and Havant Road are varied in age, style and design.

2 Planning History

APP/12/00087 - Part two storey, part single storey side extension., PERM,28/03/2012

3 Proposal

Addition of attached 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
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

- N No consultees required for this application.

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: 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

(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.

7.3 Due to the orientation of the property, with the principal elevation facing onto Havant Road, it is considered that the proposal will extend beyond a principal elevation and therefore cannot be considered to be Permitted Development under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

(ii) Appropriateness of design and impact on the character of the area

7.4. The proposed garage is to be attached to the western elevation of the host dwelling and is to be constructed with blockwork and render to match the elevations of the host dwelling. The application site is located in the north western corner of Valetta Park, which is a no-through road. Although vehicles may pass the property to gain access to the garages located to the south of the site, the angle of the property is such that the proposal would not be readily visible from the public domain of Valetta Park. The front elevation of the house is visible from Havant Road and as such the rear of the garage will be partially visible. The proposed garage will have a maximum height of 2.8m and will be located a minimum of 2.7m from the northern curtilage, which is defined by a 1.8m high brick wall. Furthermore the elevations of the garage will be rendered to match the render of the host dwelling, reducing any significant impact on the character of the area, which includes properties of varying sizes, styles and designs.

- 7.5 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

- 7.6 Due to the location of the garage, it is not considered that it would have an adverse impact on the occupiers of the properties to the north, south or west.
- 7.7 30 Havant Road is a large detached property set within a generous sized plot to the east of the application site. This neighbouring property is set over 20m back from the highway and as such the garage the subject of this application is set to the front of the neighbouring house. The boundary treatment between the application site and No. 30 Havant Road is close board fencing of 1.7m in height. The submitted plans show no windows are to be inserted into the western elevation, and the minimum gap between the garage and the property at 30 Havant Road will be over 6m. It is therefore not considered that the proposal would have a significant impact on the occupiers of 30 Havant Road in terms of overlooking or loss of light.
- 7.8 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/19/00208 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:

Location plan - ST.12.000
Block and location plan - SB.19.100
Proposed ground floor plan - SB.19.101
Proposed north elevation - SB.19.103

Proposed west elevation - SB.19.105
Proposed south elevation - SB.18.005
Photographs / Existing elevations received 05.03.19

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.