
Site Address:	40 Wallis Road, Waterloo, PO7 7RX		
Proposal:	Conversion of existing garage, single storey extension and construction of detached carport.		
Application No:	APP/19/00328	Expiry Date:	17/05/2019
Applicant:	Mrs Kennedy		
Agent:	Mr C Flint	Case Officer:	John Shaw
	Chris Flint Associates Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached two storey dwelling located at the end of Wallis Road, adjacent to a gravel driveway which provides access to No. 42 Wallis Road, and Jubilee Park to the west. The existing dwelling is constructed of red brick with raised seam roof sheets and aluminium windows and doors. Permission was recently granted for two storey side and front extensions which have been completed. As part of this permission, the front elevation was to be timber clad and the roof of the existing integrated garage was to be altered from a hipped to a pitched roof; these elements of the permission have yet to be undertaken.

The property currently benefits from an integrated double garage and the driveway can provide off road parking for a further three vehicles. There is a Group Tree Protection Order on trees to the north west of the site, covering a range of trees while a line of trees sit immediately adjacent to the western boundary of the site and form edge of Jubilee Park.

Wallis Road is characterised by two storey detached dwellings of varying ages and styles. The application dwelling further adds to this variation with its contemporary appearance following the grant of permission APP/17/00978. The streetscene is also determined by its sloping nature, with the application dwelling at the end of Wallis Road at a lower land level compared to the properties to the east.

2 Planning History

APP/17/00978 - Two storey side extension, two storey front extension. Replacement roof materials; alterations to garage roof and cladding to front elevation. PERM - 01/12/2017

3 Proposal

Conversion of existing garage, single storey extension and construction of detached carport.

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

Developer Services, Southern Water

No Objection

Arboriculturalist

There is already hard surfacing within the root protection area and I do not consider the erection of the car port will affect the trees.

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: 5

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 upon 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 existing double bay garage is proposed to be converted to form a family room. This garage currently projects ahead of the rest of the dwelling and has a hipped roof; under permission APP/17/00978, this roof was to be altered to become a mono-pitch and this permission is extant. The current proposal would convert the garage and extend this element of the dwelling by 1m. The materials would match those which were allowed under permission APP/17/00978, some of which are now in-situ at the property. The design would be in-keeping with the contemporary approach evident at the dwelling with a large expanse of glazing and timber cladding. It is considered that the scale would be not unduly prominent within the wider area and would be subservient to the bulk of the dwelling; the design and use of materials would also be in-keeping with the character of the dwelling.
- 7.4 The carport would be a lightweight addition sited to the front of the dwelling and would be open on three sides. Set to the western side of the front garden and at the very end of Wallis Garden where large trees that frame the edge of Jubilee Park sit immediately adjacent to the west, it is not considered that the carport would represent a prominent addition to the streetscene and would in terms of bulk, scale and mass be distinctly subservient to the broad, two storey dwelling despite its forward position.
- 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 The 1m front extension would remain setback from the frontage of the adjacent property to the east, no. 38 Wallis Road. At single storey and with the one window to the side of the extension nearest the neighbouring boundary facing a blank wall of the neighbouring garage, it is deemed that no harm to residential amenity would come from the proposed front extension
- 7.7 The carport would be a largely open structure and enjoy a sufficient separation distance from the nearest neighbouring properties to have no undue impact on residential amenity.
- 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.

(iv) Impact upon trees

- 7.9 The carport would be erected in close proximity to a line of unprotected but locally important trees which sit at the eastern edge of Jubilee Park. A group TPO is also set further to the north west. The front extension at scale of just 1m in depth and being to the eastern side of the site would have no impact on these trees. The carport would be of a lightweight construction and following the assessment of the Tree Officer that as

there is existing hard surfacing within the RPA of the immediately adjacent trees and therefore the erection of the carport would no cause harm, it is 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 local 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/19/00328

(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 Floor Plans & Site Plan, Drwg No. CFA FULL BS REV 01
Proposed Elevations, Drwg No. CFA FULL BS REV 01
Location Plan and Existing elevations Drwg no. CFA/FULL/BS

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials to be used shall match those 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.