

Recommendation: **GRANT PERMISSION**

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

No objection following the submission of a Tree Protection Plan which shows adequate protection of the Beech tree in the rear garden during the course of development.

NB: Condition 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: 24

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.

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

7.3 The proposal is for the construction of a car port in the rear garden of the property and block paving to the side drive and front parking area would be partially visible from the public realm, although the car port is in excess of 20 metres from the front boundary of the site. It is of a reasonable size 6 metres in depth and 4.08 metres in width with a pitched and barn hipped tiled roof to a height of 3.5 metres, a canopied area and is open to the northern and eastern elevations.

7.4 The block paving is to replace the existing gravel drive and front parking area and would enhance this aspect of the site.

7.5 The design and appearance of the car port is deemed appropriate in context to the main building and existing garage 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 proposed car port is to be built approximately 1 metre from the southern boundary and 2.5 metres from the rear elevation of the house. It is 4.2 metres beyond the rear

elevation of the of the neighbouring property, which lies 4 metres from the shared boundary. The car port is of a reasonable height and the roof pitches away from the boundary which would lessen any perception of the structure being overbearing to the neighbour to the south. It is therefore considered any impact on this property would not be unacceptable.

- 7.7 Whilst the development would be visible from the properties to the rear and to the north, they are considered to be a sufficient distance away for any effect to be negligible. It is judged the proposed block paving would not have a harmful effect on any of the neighbouring properties.
- 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/19/00167 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 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.
- 3 The development must be undertaken in accordance with the tree protection plan included on drawing number 8823 01 Rev B.
Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Drg no. 8823 01 Rev B Location plan, block plan, proposed elevations and floor plan, tree protection plan
Reason: - To ensure provision of a satisfactory development.