
Site Address:	40 Bushy Mead, Waterlooville, PO7 5DY		
Proposal:	Erection of double garage in rear garden.		
Application No:	APP/18/00746	Expiry Date:	17/09/2018
Applicant:	Mr A Ferguson		
Agent:	Mr J Merriman	Case Officer:	Karen Wooden
	Jeff Merriman Associates		
Ward:	Purbrook		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 40 Bushy Mead is a detached chalet dwelling. Within the original curtilage of the property is a separate bungalow, which was originally a garage, and granted change of use under application APP/17/00518. This application relates to the proposed erection of a garage on a parcel of land which was originally under the ownership of No. 42 Bushy Mead, and is sited to the south east of No. 40. An existing access runs parallel to the eastern boundary which allows access to the newly converted bungalow at the rear of the plot. The boundaries to the site are as follows: The eastern boundary is defined by a mixture of mature 2.8 metre high hedging, though the boundary by the detached garage has had the hedging removed. The southern and western boundary is defined by a wall, which varies in height between 1.5m and 1.8metes high.
- 1.2 The site is surrounded by residential development, to the south of the site is a recently completed residential development, which has its access running adjacent to the western boundary of the application site. To the east of the garage is 17 Valley Close, which has it's garden adjacent to the eastern boundary of the site.

2 Planning History

91/51614/002 - Proposed replacement chalet bungalow., PERM,21/06/1991
APP/17/00423 - Erection of 1No. 3 bedroom bungalow. , UNK,
APP/17/00518 - Conversion of existing detached garage to 1No. 1 bed dwelling.,
PERM,18/08/2017

3 Proposal

Erection of double garage in rear garden.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

a Adequate soakaway or infiltration system

b Water course

c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

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: 2

Comment	Officer Comment
What was promised as a garden wall has turned into a garage which looks very much designed for residential purposes. The size of the project that is ongoing is way beyond permitted development and includes stand alone residential accommodation. I am not particularly happy with having a boundary wall higher than 2 meters overlooking my property.	Addressed in Section 7
I am concerned that the build of this double garage is well underway with no consultation with the neighbours and no permission having been granted. This garage is in addition to the original planning application of APP/17/00518 which was for a simple conversion of a double garage to a 1 bed residential dwelling and NO additional buildings being constructed. I note that the original planning application Ref. No: APP/17/00518 received only a couple of objections and I wonder if this would have been different had people known that the owners were going to then build a double garage and seek planning permission retrospectively? As an aside the build of this garage has already resulted in grab lorries turning up and obstructing the view and entrance of Stoneman Mews, resulting in it being unsafe for residents to pull out onto Bush Mead.	Comments noted

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 In addition to the dwellinghouse of No. 40 Bushy Mead, the site includes a detached bungalow sited along the southern boundary of the application site. A further structure is being constructed within site using Permitted Development rights, which is to be used as a garage. This has resulted in the available external amenity space being reduced to a minimum.
- 7.4 The proposed garage is to be sited to the south west of the host dwelling, approximately 34m from the public highway, and therefore will not have a significant impact on the character of the area. 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 It is noted that the submitted proposed plan ref 6214/070818 received 09.08.18 has mis-labelled the east and west elevations.
- 7.6 Due to the proposed siting of the garage, it is not considered to have a significant impact on the occupiers of the properties to the north or west of no. 40 Bushy Mead.
- 7.7 No. 42 Bushy Mead lies to the east of the site. The proposed location of the garage is on land which previously formed part of the rear garden of this neighbouring house, and the northern wall of the garage would form the boundary treatment. This wall would be sited approximately 16m from the rear wall of the dwelling of No. 42 and therefore it is not considered that this would have a significant impact on the occupiers of this property in terms of loss of light or overshadowing.
- 7.8 The eastern wall of the proposed garage would be sited along the south western boundary of No. 44 Bushy Mead. The separation gap between the wall and the rear of No. 44 would be approximately 15m, and therefore, as with No. 42, it is not considered that this would have a significant impact on the occupiers of this property in terms of loss of light or overshadowing.
- 7.9 No 17 Valley Close is an end of terrace two storey dwelling sited to the south of the proposed garage. The rear garden of No. 17 is relatively small with a separation gap of between 5m and 7m between the property and the western (rear) boundary and between 4m and 1m between the property and the northern (side) boundary. The converted bungalow which was approved under application reference APP/17/00518 is sited close to the western boundary of No. 17. This proposal seeks to construct the garage along 7.7m of the northern boundary line with No. 17. With a maximum height of 3.95m, it is considered that the proposed garage will have a significant overbearing impact on the occupiers of 17 Valley Close, particularly when using the rear amenity space. It would also have a detrimental effect on the outlook from the rear conservatory of this property. As such, the proposed development would have an adverse impact on the neighbouring property which is contrary to the advice laid out in policy CS16 of the Core Strategy 2011.

8 **Conclusion**

- 8.1 It is considered that the proposed the garage would result in an overbearing presence on the occupiers of the neighbouring property 17 Valley Close. As such, the application is contrary to policy CS16 of the Core Strategy 2011 and the adopted Design Guide 2011 and is therefore recommended for refusal.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/18/00746 for the following reason

- 1 The proposed development by virtue of its size, scale, massing and layout would result in an excessive and overbearing building bulk adjacent to an existing residential property, detrimental to the visual outlook and amenities of the occupiers of the neighbouring property at 17 Valley Close. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.