

Site Address: 15 Farriers Way, Waterloo, PO7 8RL
 Proposal: Retrospective application for detached garage.
 Application No: APP/18/00484 Expiry Date: 19/07/2018
 Applicant: Mr S Neal
 Agent: Case Officer: Bee Crawford
 Ward: Cowplain
 Site Visit Date: 03/07/2018

1 Site Description

2 Planning History

3 Proposal

4 Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

5 Statutory and Non Statutory Consultations

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: 2

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 garage has been set forward of the property and is a minimum of 1 metre and a maximum of 2 metres from the front boundary and consequently is in a prominent location within the street scene and visible from the public realm. Whilst the position of the garage would not usually be supported, given the design and use of similar materials to the main dwelling, on balance it is considered it does not result in significant demonstrable harm to such an extent it would warrant a defensible reason for refusal. Furthermore there is no uniformity to the street scene and whilst the properties are of a similar age they are of different designs and styles.

7.4 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

7.5 The garage is of a reasonable height with a pitched roof which would lessen any perception of the building being overbearing. Although the garage is situated slightly forward of part of the front elevation of the neighbouring property at number 14 Farriers Way, it projects away from this property. Additionally there are no windows in the side elevation of the neighbouring property or the garage. There is a door in the side elevation of the garage towards the northern end, although it is judged this would not have a harmful impact on the occupiers of the neighbouring property.

- 7.6 There are no windows in the southern elevation of the garage and the neighbouring property at number 16 is considered to be a sufficient distance away for any impact to be negligible.
- 7.7 Consequently, it is considered that the garage is unlikely to 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, 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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00484 subject to the following conditions

- 1 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.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan
Drg no. 1790/01 Existing block plan
Drg no. 1790/02 Proposed block plan
Proposed floor plan
Photograph of rear elevation of garage
Photograph of side/rear elevation of garage
Photograph of front/side elevation of garage
Photograph of side elevation of garage
Reason: - To ensure provision of a satisfactory development.