
Site Address:	159 London Road, Waterlooville, PO7 7RJ		
Proposal:	Replacement garage and new external steel staircase to first floor maisonette.		
Application No:	APP/18/00091	Expiry Date:	19/03/2018
Applicant:	Mr Banting		
Agent:	Mr Morris	Case Officer:	Bee Crawford
	Mick Morris AADipl Architect		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an older style three storey semi-detached property and detached garage to the rear, with the accommodation currently arranged as a ground floor flat and first floor maisonette. It has a brown tile pitched roof and elevations of red multibrick. There is open vehicular access to the front with a concrete parking area, enclosed with fencing to the side boundaries ranging in height from 1 metre to 2 metres. The garage is to the rear of the property with limited amenity area and is enclosed by 2 metre high fencing to all boundaries.
- 1.2 The adjoining three storey semi-detached property is to the north, a detached three storey building comprising flats and a garage block is to the south, a detached two storey property is opposite and the rear garden of a property in Jubilee Road is to the rear. The area is of medium density with two and three storey detached and semi-detached properties and flats of similar and different age, style and design.

2 Planning History

APP/14/01175 - Prior notification for change of use from class B1(a) office use to C3 residential use subject to prior approval covering flooding, highways and transport issues and contamination, PAYA 02/01/2015.

3 Proposal

- 3.1 The proposal is for the construction of a replacement garage and new external steel staircase to first floor maisonette.

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

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

Building Control, Havant Borough Council

No adverse comments

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: 9

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 to provide an external staircase to the first floor maisonette on the southern elevation of the property and a replacement garage to the rear of the site. The staircase would be visible from the public realm, although it is 11 metres from the highway and unlikely to affect the character of the street scene.

7.4 The replacement garage would be accessed via Jubilee Road and would be partially visible from the public realm, approximately 12 metres from the highway. It will cover most of the land to the rear of the property which is currently houses the existing garage and used for materials storage and would upgrade this part of the application site.

- 7.5 The design and appearance of the external staircase and garage are 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 It is considered the new external staircase would be comparatively inconspicuous and does not project beyond the front elevation of the property. There could be a perception that the development may result in additional noise disturbance from access and egress, however the accommodation at the neighbouring property is similar with an existing external staircase serving the property at first floor. It is therefore judged the degree of any impact is not considered so great as to constitute a defensible reason for refusal.
- 7.7 The proposed detached garage is in the same location as the existing garage, albeit covering a larger footprint, abutting part of the rear elevation of the property and being approximately 0.25 metres higher. The existing boundary treatment would provide partial screening and there are no proposed windows in the new building. It is deemed any perception of overbearing would be nominal and it is therefore considered that the proposal would have negligible impact on the properties immediately adjacent to the existing dwelling and the property to the rear.
- 7.8 Consequently, it is considered that the proposal 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 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/18/00091 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 stated under Section 9 (Materials) of the application form.
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 hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 159 LR B 21 Location and block plan, existing floor and elevations plan

Drg no. 159 LR B 22 Proposed floor and elevations plan, existing ground floor plan

Design and access statement dated January 2018

Reason: - To ensure provision of a satisfactory development.