
Site Address: 121 Stakes Road, Waterlooville, PO7 5PD
Proposal: Single storey parapet roofed brick garage.
Application No: APP/18/00191 Expiry Date: 20/04/2018
Applicant: Mr Ware
Agent: Mr Broggan Case Officer: Karen Wooden
 fingerprintstudios
Ward: Purbrook
Site Visit Date: 06/04/2018

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached property of a traditional design, with a pitched roof, with dormer windows to the western elevation. The front and side of the property currently provide off road parking for three vehicles.
- 1.2 Attached to the western elevation of the property is a small pitched roof side extension, which will be removed prior to the construction of the garage.
- 1.2 Stakes Road is a residential road in Purbrook. The majority of the dwellings within Stakes Road are detached or semi-detached. No. 121 Stakes Road is a detached property of a traditional design with a pitched roof and 2 bay windows on the front elevation. There is space to the front and west of the property for parking 3 cars.

2 Planning History

APP/11/01888 - Loft conversion with new side facing dormers., WD,13/02/2012
APP/12/00223 - Loft conversion with 3No. side facing dormers. (Revised application.)
, PERM,25/04/2012
APP/13/00581 - Loft conversion incorporating rooflights to east elevation and 3No.
obscure glazed dormers to west elevation - dormers fitted with restrictors to prevent
overlooking but allow for cleaning. (Part retrospective application)., PERM,21/08/2013

3 Proposal

Single storey parapet roofed brick garage.

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

5.1 No consultees required for this application.

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: 6

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 Stakes Road comprises a mix of properties varying in style, size and design, many of which have been altered and extended. The current pitched roof side extension has a maximum height of 3m, reducing to 2.5m. The structure projects approximately 3m to the west, towards the boundary line with No. 119 Stakes Hill Road. The proposed garage is to have a maximum height of 3.5m and will project approximately 3.9m to the west. It is considered that a garage with a pitch roof would have been more in-keeping with the roofline of the host dwelling, however the garage will be set approximately 13m back from the public highway. The materials to be used are to be of a similar appearance to those used on the main property which will reduce any visual impact the garage may have on the streetscene.

7.4 Therefore the design and appearance of the garage 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 Due to the siting of the garage on the western elevation of the property, it is not considered that the proposal would have a negative impact on the occupiers of the properties to the north, east or south.

- 7.6 A separation gap of approximately 2.5m stands between the application and the property to the west (119 Stakes Road), which is a detached bungalow with dormer windows to both the eastern and western elevations. The eastern dormer has three windows, one to the front of the dormer which has clear glazing and two towards the rear, and therefore looking towards the proposed garage, which have obscure glazing. The boundary line between the properties is defined by 1m fencing to the front and 1.8m fencing to the rear.
- 7.7 The plans show that no windows are to be inserted into the western elevation of the garage and therefore the proposal will not result in overlooking to this neighbouring property.
- 7.8 It is noted that the proposal has been designed with a parapet roof rather than a pitched roof, to reduce the impact on the loss of light to the neighbouring property. The windows located on the eastern elevation of No. 119 currently have a reduced level of light due to the orientation and close proximity to the fence, and therefore it is not considered that any reduction in light to the ground floor windows of No. 119 would not be significant enough to warrant the refusal of this application.
- 7.9 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/18/00191 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:

Design and access statement - received 15.02.18
Existing and proposed plans - 1037-100 - 01
Existing and proposed block plan - 1037-101 01

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used 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.