
Site Address:	21 Park Crescent, Emsworth, PO10 7NT		
Proposal:	Erection of single storey garage.		
Application No:	APP/18/00544	Expiry Date:	09/08/2018
Applicant:	Mr & Mrs Powell		
Agent:	Mr Airey	Case Officer:	Karen Wooden
Ward:	Emsworth		
Site Visit Date:	31/07/2018		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a detached chalet style bungalow with elevations of brick and render, including timber cladding to the flank walls. The property is located in a residential road in Emsworth whereby the streetscene is varied, with a mix of one and two storey dwellings, predominantly detached, of varying styles and ages. The property has a pitched, hipped roof with two dormers and a skylight to the front. The area to the front of the property has been block paved to provide off road parking for several cars.

2 Planning History

09/73628/000 - Replacement conservatory to the rear of the property.,
PERM,29/04/2009

APP/14/00410 - Loft conversion to allow living accommodation at first floor level,
incorporating increased height of gable end to south elevation., PERM,05/06/2014

APP/15/01185 - Amendment to Planning Permission APP/14/00410 to enlarge rear
extension at two-storey level, PERM,09/12/2015

3 Proposal

Erection of single storey 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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

- 5.1 No consultations 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: 4

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 proposed garage by nature of its location will be visible from the public domain, however it is to be constructed using similar materials to the main dwellinghouse to minimise any impact on the visual amenity. The front elevation of the garage will project to a similar line to the front elevation of the house. Furthermore the garage will be set approximately 9.5m back from the public domain.

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 proposed garage is to be sited on the north western side of the property and therefore it is not considered that the proposal will adversely affect the occupiers of the properties to the north, east or south.

7.6 The property to the west (19 Park Crescent) is a detached bungalow set approximately 2.5m off the shared boundary line. The boundary treatment between the bungalows is 2m close board fencing which is to be retained. The submitted plans show no windows are to be inserted into western elevation of the garage and therefore there will be no increased harm caused in terms of overlooking or loss of privacy. No. 19 Park Crescent has three windows and a door on the eastern elevation, however any loss of light to this elevation will be created by the roof of the property of the application site and it is not considered that any loss would be increased by the single storey garage.

- 7.7 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/18/00544 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:

Existing floor plan and elevations - EX01

Location and block plan - PL01

Proposed floor plan and elevations - PL02

Email from agent confirming materials - dated 08.08.18

Reason: - To ensure provision of a satisfactory development.

- 3 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.