
Site Address:	55 Hillmead Gardens, Havant, PO9 3NN		
Proposal:	Retrospective application for the erection of detached garage following demolition of existing outbuilding.		
Application No:	APP/18/00723	Expiry Date:	11/09/2018
Applicant:	Mr Williams		
Agent:	Mr Beckmann	Case Officer:	Emma Chisnall
	Beckmann Architecture		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No 55 is a two storey semi-detached dwelling situated to the west side of Hillmead Gardens in Havant. The dwellinghouse has an open appearance from the streetscene and an adequate area of hard-surfacing to the front which runs along the south side of the dwellinghouse providing a parking provision for multiple cars. To the rear the amenity space is on an incline to the west and is part hard-surfaced and part laid as lawn. A staggered 1.8m timber fence runs along the curtilage boundaries which follows the incline to the west.
- 1.2 No 55 is situated on a slight incline of land to the north meaning the dwellinghouse is in a higher position than No 54, the dwellinghouse to the south.
- 1.3 Retrospectively an outbuilding has been demolished within the rear amenity space of No 55 and a garage has been built in a similar position along the shared curtilage boundary to the south. This development is situated behind two timber gates approximately 2m high. This proposal now seeks to regularise the development.

2 Planning History

01/65990/000 - Rear Conservatory., PERM,02/04/2001
APP/10/00497 - Outline application for the erection of 92No. open market and affordable dwellings comprising 4No. 1 bed flats; 5No. 2 bed flats; 26No. 2 bed houses; 48No. 3 bed houses; 9No. 4 bed houses; new pumping station; new vehicular access from Brooklands Road including demolition of 2No. dwellings; and new pedestrian and cycle accesses onto Scratchface Lane and Portsdown Hill Road. , REF,22/06/2011
APP/13/00102 - Variation of Condition No. 21 of Planning Permission APP/12/00612 to permit phased construction of estate roads., WD,18/04/2013
APP/13/00821 - Discharge of Condition No/s 15 and 27 and partial discharge of Condition No/s 23 and 39 of Planning Permission APP/13/00103, ,25/10/2013
APP/14/00104 - Discharge of Condition No24 (part) and Condition No23 (remainder) relating to Planning APP/13/00103., PERM,25/03/2014
APP/14/00134 - Display of 3No. freestanding stack advertisements (2 arranged in 'V' formation) and 2No. flags, located at Brooklands Road and Portsdown Hill Road., PERM,04/04/2014

APP/13/00103 - Variation of Condition 47 of Planning Permission APP/12/00612 to allow for a revised layout for the approved scheme, including change to house types comprising 2No. 1 bed flats, 7No. 2 bed flats, 27No. 2 bed houses, 48No. 3 bed houses, 8No. 4 bed houses; and garage/parking amendments (Approved 15/07/13). Request to Discharge Condition No. 29 (21.06.16), PERM,15/07/2013
APP/14/00953 - Discharge of Condition No/s 4, 11 and 32 of Planning Permission APP/13/00103., PERM,10/10/2014
APP/15/00130 - Discharge of Conditions 23, 24 and 25 of Planning Permission APP/13/00103., PERM,20/02/2015
APP/15/01184 - Request to Discharge of Condition No/s 26 and 39 of Planning Permission APP/13/00103, PERM,07/12/2015

3 Proposal

- 3.1 Retrospective application for the erection of detached garage following demolition of existing outbuilding.
- 3.2 The garage measures approx 3.9 meters high, 7 meters deep and 3.6 meters wide.

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)

DM13 (Car and Cycle Parking on Residential Development)

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

None

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
No objection raised by No 11 Hillmead Gardens: With reference to you letter of 2nd August regarding the erection of this detached garage, we have no objection whatever to this application. We look straight across the road to it and must say it is an improvement on what was there before. The work has been completed to a very high standard.	
No objections raised by 54 Hillmead Gardens: I, Joan Bragg of No 54 Hillmead Gardens, Bedhampton, Havant PO9 3NN; confirm that I have no objections to the work completed by Chris Williams of 55 Hillmead Gardens, Bedhampton, Havant, PO9 3NN, regarding the new detached garage, including the slight overhang of the guttering on my boundary.	
Objection raised by No 55 Hillmead Gardens regarding: The pitched roof that reaches approximately 4 meters now dominated our view from the lower parts of our garden which is where we spend the majority of our time. The garden used to feel quite open with the old garage having a flat roof that was nearer 2 meters but we now feel we have been shrouded. We also feel that given the size of the new garage and how much it dominates out view, there is a potential that the future value of our property will be affected and it is possible buyers could be put off.	See section 7 Not a material planning consideration

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 No 55 has demolished an existing detached outbuilding within the rear amenity space and has built a detached garage in a similar position which runs along the south boundary shared with No 54. The works are positioned approximately 19.5m away from the highway of Hillmead Gardens which coupled with the 2m timber gates positioned to the front of the garage reduces the visual impact of the development and would ensure that the works do not appear obtrusive or dominant from the streetscene.
- 7.4 Although the development is viewable from the public domain garages are typically present between dwellings along Hillmead Gardens towards to the rear of the plots and therefore the works that have been carried out at No 55 are considered to not look out of place within the streetscene and would retain the existing character of the area.
- 7.5 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

- 7.6 The works have the potential to impact the adjacent neighbours No 54 and No 56 Hillmead Gardens.
- 7.7 No 54 Hillmead Gardens is the dwellinghouse to the south. The works at No 55 have been built up to the shared boundary and with the guttering positioned on the side of the garage it over-hangs the boundary into land not under the ownership of No 55. The correct certification has been served to reflect this.
- 7.8 No 54 has the potential to be impacted by the development due to the height of the proposed garage and that the works are up to the shared boundary. No 55 is also positioned on an incline of land and is higher in position to No 54 which has the potential to increase the visual dominance of the development. However, following a site visit it was noted that No 54 has a garage up to the shared boundary to the north meaning that the works are in a similar position to one another. This also creates a gap between the garage at No 55 and the neighbouring property which coupled with No 55 being to the north of No 54 would ensure that light levels reaching the dwellinghouse are not significantly impacted nor shadowing caused. The garage has been designed sympathetically and has an eaves height modestly higher than the garage at No 54 with the roof hipped away to reduce the visual dominance of the works and provide a greater distance between the neighbour and the highest point of the development. Taking this into account alongside No 54 writing in and stating that they raise no objection to the development it is considered that the works, on balance, would not cause significant harm to substantiate a refusal of planning permission and are considered to be acceptable.

- 7.9 It is noted that a rooflight has been installed into the roof space of the garage which faces No 54 and that a mezzanine floor has been installed in order to provide additional storage. This use of the garage would not permit a view from the rooflight which is considered to maintain privacy levels between the neighbours and ensure that no significant over-looking occurs as a result. The development is considered to be acceptable.
- 7.10 No 56 the attached adjacent neighbour to the north has raised concern with the development and that due to its height and position the enjoyment of their rear amenity space is impacted and dominates their view. It is acknowledged that the height of the garage is large however, the works are positioned alongside the opposite boundary and are therefore set away from the shared boundary with No 56 by approximately 4.5m which is considered an adequate distance in order for the garage to not appear significantly over-bearing or oppressive from No 56. The works also have a modest eaves height of approx 2.2 meters with the pitch of the roof angled away from No 56 meaning the highest point of the development is approx 6.5m away from the shared boundary which reduces the dominance of the development further and would ensure that light levels are protected and shadowing not created. The garage would be positioned opposite the amenity space of No 56 however it is noted that this would impact only part of the space available and would leave a sufficient space and view from other areas of the garden. Coupled with the gap between the development and neighbouring dwelling the proposal is considered to result in a limited and acceptable impact.
- 7.11 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).

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/18/00723 subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location, Block, Floor and Elevation Plan: Drawing No BA048_03_001

Reason: - To ensure provision of a satisfactory development.