
Site Address:	78 Silvester Road, Waterlooville, PO8 8TS		
Proposal:	Addition of detached single garage to the front of the property		
Application No:	APP/17/01014	Expiry Date:	14/11/2017
Applicant:	Mr Hills		
Agent:	Mr I Murray	Case Officer:	Emma Chisnall
	Mr I Murray		
Ward:	Hart Plain		
Site Visit Date:			

Recommendation:

1 Site Description

- 1.1 No 78 is a detached chalet style bungalow situated on level ground and is centrally positioned within Silvester Road. The dwellinghouse is constructed of a mixture of facing brickwork and cladding for the walls with a concrete tile on the roof. Although positioned in a generously sized plot No 78 has recently been granted planning permission under APP/17/00530 for the erection of two bungalows with detached garages to the north of the site and as such will have an access road to the west of the site that serves No 78 as well as the other two dwellings. The amenity space retained to No 78 does extend to the north, east and south and is adequate in size and laid as lawn in the majority. Hard-surfacing is present to the south of the site in order to accommodate three cars with two mature trees present within the front amenity space.
- 1.2 The curtilage boundary is constructed using mixed materials and to the west of the site consists of hedging approximately 1.8m high, timber fencing to the front southern boundary approximately 1.5m high and timber fencing along the east boundary which varies in height from 1m fencing to the front (south) of the site which then extends to 2m to the north.

2 Planning History

04/69311/000 - Detached double garage to south of dwellinghouse., REF,05/05/2004
04/69311/001 - Two storey rear extension., REF,05/05/2004
04/69311/002 - Single storey rear extension with pitched roof incorporating loft conversion., PERM,14/07/2004
04/69311/003 - Replacement detached single garage., PERM,15/12/2004
APP/17/00530 - Erection of 2No. 3bed detached bungalows with a detached garage for each property., PERM,08/09/2017

3 Proposal

Addition of detached single garage to the front of the property

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
 CS16 (High Quality Design)
 DM13 (Car and Cycle Parking on Residential Development)
 DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

Developer Services, Southern Water

No adverse comment.

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: 17

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Concern Raised by No 76 Silvester Road: We would like to object to the garage proposed to the front of No 78 Silvester Road as it will block light from my dining room which is down the side of the building and only has one window. An application for a garage was put in a number of years ago and was blocked for this reason. As it is now I have a 6ft fence which blocks out some of the light.	Comments shall be addressed in section 7 of the report under 'Planning Considerations'.
Concern raised by No 34 Rimington Road. I have looked carefully through the plans and they simply do not match the description of the application. The description of 'Addition of detached single garage to the front of the property' is simply not accurate. This is virtually the same plans for the build of 2 x 3 bedroom bungalows to the rear of	These comments refer to application APP/17/00530 for the erection of 2No. 3bed detached bungalows with a detached garage for each property. This was permitted in September 2017 and as such, cannot be commented on further. The current application is for a single bay garage to the front of No 78 only. The red-line application site excludes the new development to the rear.

the property. There are 4 separate structures being built at the rear of the property. There is no structure at the front of the property as described. This simply does not match the current structures in place at the property.	
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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
- (iv) Trees
- (v) Parking

(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 works proposed at No 78 Silvester Road are for a single bay garage to be erected in the front amenity space of the dwellinghouse. A previous planning application under 04/69311/000 refused a forward garage at No 78, in part, due to the incongruous appearance it would have on the streetscene. This previous application has been reviewed in detail and it is noted that the current proposal has put forward a revised development to the one refused in 2004. The previous garage was for a double bay structure and as such had a greater width than the current application which proposes a total width of approximately 3.225m wide in order to accommodate one car only. The height of the new proposed garage would be approximately 3.2m which is a reduction in height of approximately 1.8m. The building proposed is set approximately 8.5m from the site frontage, which is as the previous scheme, however, the current proposal is for a smaller building with a reduced height which reduces its impact on the street scene. On balance the new proposal would have an sufficiently reduced impact on the visual amenity of the streetscene and the character of the area and can be considered to be acceptable.

7.4 The garage proposed at No 78 is considered to be modest in size when compared to typical domestic garage sizes and it is noted that along Silvester Road garages are present that either have two bays or are much larger in size than the development proposed at No 78. It is however noted that these existing garages are typically in line of the existing buildings in the streetscene and do not project significantly forward of the building line. Although the proposed garage at No 78 does project forward of the building line the projection is considered to be modest and to not be significant enough to disrupt the street scene along Silvester Road. The garage shall be set off the site frontage by approximately 8.5m and with an eaves height of 2.4m these aspects are considered to reduce the visual impact of the works sufficiently enough for them to appear in keeping to the greater streetscene.

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 No 78 is considered to have a sufficient amenity space to the front to accommodate the proposed development whilst retaining an acceptable level of amenity space for the existing and future occupiers of the dwellinghouse.
- 7.7 The development is considered to potentially impact the neighbouring dwelling to the east, No 76 Silvester Road. Concern has been raised by the neighbour that the garage would impact light levels reaching a dining room that is served by a single window within the west side elevation. Reference has been made to application 04/69311/000 which was refused partly for having a significant impact to No 76 and therefore a site visit was performed to No 76 to assess the impact of the current proposal. An assessment has been undergone and where the previous garage was larger in size, in close proximity to No 76 and of a different design with different screening these aspects are now different under the current application. The proposed garage is set forward of No 78 which increases the gap and distance between the proposed development and the window in question reducing the visual dominance of the development. The proposal is also approximately 3.2m high which is a significant reduction in size mass and bulk to the previous scheme. A timber screen approximately 1.8m high has also since been erected between No 76 and No 78 which the proposed eaves height of the garage would exceed by 0.4m. Coupled with the reduction in mass and bulk from a double bay to a single bay garage it is considered on balance that the development would not create an unacceptable impact to light levels reaching No 76 in the morning or early afternoon nor adversely impact the outlook from the dwellinghouse. Therefore the works are considered to not warrant a refusal of planning permission and are considered to address the previous reasons for refusal under 04/69311/000.
- 7.8 Due to the position of the garage towards the east curtilage of the application site the neighbouring dwellinghouse to the west is considered to be set sufficiently away from the proposed works to ensure that a significant impact is not created as a result. The dwellings opposite No 78 shall be separated from the works by the highway which coupled with the proposed garage being set approximately 8.5m away from the front curtilage boundary is considered to be a sufficient measure to ensure that neighbouring amenity levels are protected to the south of the application site.
- 7.9 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).

(iv) Trees

- 7.10 Two mature trees are present within the front curtilage of No 78 and one is proposed to be removed as a result of the development that is currently in position to the south east side of No 78. The loss of the tree to accommodate the proposed garage is significant and the Arboricultural Officer has requested that a condition is included with the decision to ensure a replacement tree is planted for any that are removed. This would ensure that with the removal of the tree to the east side of No 78 that another tree of similar specimen is planted to the front south curtilage boundary which shall mitigate for this loss whilst providing additional screening of the garage from the streetscene. This is considered a satisfactory measure to address this concern and shall be included as part of the decision.

(v) Parking

- 7.11 The application site has an area of hard-surfacing to accommodate three cars to the

south of the site. The proposed garage would be along the east boundary which is currently laid as lawn and therefore not used as a parking space. Therefore the development of the garage is considered to not result in a significant loss of parking space and is considered to be acceptable.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character and appearance of the area 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 for application APP/17/01014 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:
Site and Location Plan: Drawing No A105
Garage Elevations and Plan: Drawing No A104
Proposed Site Sections: Drawing No A106
Proposed Views: Drawing No A107
Reason: - To ensure provision of a satisfactory development.
- 3 Should any tree be removed as a result of the development a tree of similar species shall be planted as a replacement in the front amenity space of the dwelling along the frontage with Silvester Road prior to the garage being brought into use. Any replacement tree planted as part of the approved scheme which dies or is otherwise removed within the first 5 years shall be replanted with another of the same species and size in the same position during the first available planting season.
Reason: The proposed development is likely to impact the existing tree on site detracting from the character and appearance of the area. Additional tree planting is therefore appropriate in the interest of the character and appearance of the area having due regards to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework
- 4 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable unless otherwise agreed in writing by the Local Planning Authority.
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.