

Site Address: 118 Lovedean Lane, Waterlooville, PO8 9SN
 Proposal: Erection of timber framed car port to existing parking area.
 Application No: APP/18/00422 Expiry Date: 13/06/2018
 Applicant: Mr Bentley
 Agent: Mr Barlow Case Officer: Karen Wooden
 The Steven Barlow Partnership
 Ward: Hart Plain
 Site Visit Date: 06/06/2018

1 Site Description

2 Planning History

3 Proposal

4 Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

5.1 No consultees required for this application.

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 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 site level at this address increases in an easterly direction, resulting in the property and driveway of the application site being rather prominent within the streetscene. The plans originally submitted showed a triple car barn, with one section enclosed and the remainder open to the front, with a maximum roof pitch height of 3.75m. The western elevation was to be sited approximately 4m from the boundary to the front of the house.

Consideration was taken into how the proposal would impact the streetscene, and a drive-by assessment of both Lovedean Lane and neighbouring Frogmore Lane showed that structures to the front of the dwellings are not generally visible and therefore not part of the character. It was accepted that the natural screening to the north and south boundaries would reduce the impact on the character when travelling along Lovedean Lane, and it was concluded that the main impact would be from the east of the house. Amended plans were subsequently received reducing the size of the car barn which resulted in the eastern boundary being approximately 6.2m back from the front boundary, the northern elevation being set an additional 400mm in from the curtilage with No. 120 Lovedean Lane, with a maximum height of 3.28m. Furthermore, the plan shows that established screening is to be added along the western elevation from where it meets with the curtilage of No. 120 along to the entrance gates. It is considered that these alterations will reduce the visibility of the car barn to an acceptable level. A condition is recommended to ensure natural screening of Cherry Laurel or Leylandii hedging with a minimum height of 2m is to be retained at all times to the western elevation.

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 proposal is to be sited to the western side of the property and therefore it is not considered that its construction would have a detrimental impact on the occupiers of the properties to the east, south or west in terms of overlooking, overbearing or loss of light.

- 7.6 The property to the north (120 Lovedean Lane) is a detached two storey house. This neighbouring property is set back from the highway with the principal elevation following a similar line to the application site. The boundary treatment between these two properties is natural screening. The original plans showed the proposal was to be sited approximately 1.3m from the boundary line. Following concerns that the car barn could have a detrimental impact on the existing hedgerow, an amended plan was received showing the new siting to be approximately 1.7m from the boundary line.
- 7.7 There is a separation gap in excess of 4m between the property at No. 120 Lovedean Lane, and the boundary line, and a gap of approximately 9m will be retained between the car barn and this neighbouring property. It is therefore not considered that the proposal will have an overbearing impact or result in significant loss of light.
- 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/18/00422 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:
Block and location plans - D.0595.001
Existing indicative site plan - D.0595.002
Proposed indicative site plan - D.0595.003.(rev 2)
Proposed indicative plan, elevations and section - D.0595.004 (rev 3)
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.
- 4 The landscaping works shown on the approved 'Proposed indicative site plan - D0595.003 (rev 02) shall be planted, with a minimum height of 2m, prior to the commencement of the construction of the car barn. The trees/hedging must be retained at all times in accordance with this condition. Any trees/hedging

which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased shall be replaced within the next planting season by trees/hedging of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its consent in writing to any variation.

Reason: To ensure an appropriate standard of visual amenity in the local area and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.