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Site Address: 63 Old Copse Road, Havant, PO9 2YA  
Proposal: Front extension to garage and garage roof, removal of existing doors and replacement with single double door.  
Application No: APP/17/00897                      Expiry Date: 07/12/2017  
Applicant: Mr R Downing  
Agent:                      Case Officer: Karen Wooden  
Ward: St Faiths  
Site Visit Date: 30/11/2017

Recommendation: **GRANT PERMISSION**

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## **1     Site Description**

- 1.1 The application site is located at the end of a private driveway which leads on from Old Copse Road and provides access to four detached properties. The detached garage the subject of this application is located at the end of the road and is within the ownership of No. 63 Old Copse Road.
- 1.2 The existing garage has a pitched tiled roof with two single white garage doors to the western elevation.

## **2     Planning History**

- 2.1 No relevant planning history.

## **3     Proposal**

Front extension to garage and garage roof, removal of existing doors and replacement with single double door.

## **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 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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

| Comment                                                                                                                                                                                                                                                                                                                                                                                 | Officer Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>I have no objection to the proposed changes and welcome the statement that none of the planting will be affected.</p> <p>However, there is a colony of bats in the immediate surroundings. As far as I can tell, the bats are roosting either in the yew trees immediately behind the garage, subject of this plan, or possibly in the cavities formed by the garage roof tiles.</p> | <p>These comments have been noted, however it is unlikely that the proposed alterations to the garage would have a significant impact on any existing ecological habitats. The building is a modern construction and its roof design with enclosed eaves is considered unlikely to provide suitable bat roosts. Notwithstanding this an informative is considered appropriate to alert the applicant of the need to ensure that the requirements of the Habitats Regulations and Wildlife and Countryside act are met if roosts are found.</p> |

## **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 proposal is to increase the western elevation by 1.3m. The garage is located at the end of a private driveway which is approximately 40m east of the public highway, and therefore would not be readily visible from the public domain.

7.4 The materials to be used are to be of a similar style to those on the existing garage. The design and appearance of the proposal is deemed appropriate 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, a separation gap of approximately 8m will be retained between the garage and the neighbouring property to the west (No. 61 Old Copse Road). The garage is located adjacent to the rear garden of No. 13 New Lane to the west, however this neighbouring property has a garden length of approximately 36m and therefore the proposal would not have a significant impact on the occupiers of this property.

- 7.6 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).

## 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/17/00897 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:  
Location Plan received 11th September 2017  
Site Plan received 11th September 2017  
Proposed elevations received 11th September 2017  
**Reason:** - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the hereby approved plans and details 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.