

Recommendation: **GRANT PERMISSION**

No consultations were 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: 6

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
- (iv) Flood issues

(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.

The proposed garage is to be set in excess of 2m from the boundary lines, however the proposed height of 4.5m is 0.5m above the tolerances of Permitted Development and therefore requires planning permission.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed garage is to be located to the rear of the property and will not be readily visible from the streetscene. The materials to be used are to match those of the existing dwelling.

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 for the storage of the applicant's motor home. This is currently being stored in the rear garden of the application site and therefore it is not considered that the proposed garage would result in an increase in noise due to the manoeuvring of the vehicle to and from the highway.

7.6 Planning permission has been granted for a detached garage to be erected in the rear garden of the property to the east (71 Sandy Point Road). The proposal will be sited approximately 18m from the main dwellinghouse of this neighbouring property and therefore it is not considered that it would result in a significant impact to the occupiers.

7.7 The properties to the rear of the application site (4 & 6 Haslemere Gardens) have

relatively shallow gardens, however the proposal will be located a minimum of 5m from the boundary lines, reducing any impact on these neighbouring properties.

- 7.8 The property to the west (30 Bosmere Road) is set approximately 20m from the boundary line with the application site and it is not considered that the proposal would have a significant impact on the occupiers of this property.

(iv) Flood Issues

- 7.9 The site is within Flood Zone 3, however the proposed development is for the construction of a detached garage, and will therefore not put the occupiers or employees of the emergency services at any additional risk in the event of a flood. The agent has submitted a flood risk assessment to confirm that appropriate flood risk measures have been considered. The development therefore meets the requirements of policy CS15 of the Havant Borough, Local Plan (Core Strategy).
- 7.10 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/17/01207 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:
Photographs - received 15.11.17
Location plan - received 15.11.17
Block plan - received 15.11.17
Proposed front elevation - received 13.11.17
Proposed east elevation - received 13.11.17
Proposed west elevation - received 13.11.17
Proposed north elevation - received 13.11.17
Proposed roof plan - received 13.11.17
Proposed sections - received 13.11.17
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.