Site Address:	11 Wade Court Road, Havant, PO9 2SU		
Proposal:	Erection of single garage to front of property.		
Application No:	APP/17/01096	Expiry Date:	04/12/2017
Applicant:	Mr Fairhurst		
Agent:		Case Officer:	Tina Pickup
Ward:	St Faiths	DMC Lead Member	

Reason for Committee Consideration:

Density:

HDS Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 The application site relates to a large detached two storey dwelling located on the east side of Wade Court Road, set within a large well screened plot. The surrounding area is residential in nature, characterised by large detached dwellings of varying architectural style set within large verdant plots.

1.2 No 11 has both a frontage to Wade Court Road and also a rear access to the cul-de-sac of Shawfield Road to the west. These roads are all private and not adopted. There is an existing detached garage located at the rear of the site, accessed off Shawfield Road. The front boundary to Wade Court Road comprises a double row of hedging behind a grassed verge, within which there is an existing central vehicular access beneath an arched overhead hedge. There is an existing graveled parking area in the northern half of the frontage and the southern half is divided off with a further hedge and currently laid to lawn.

1.3 The property to the south, No 13, has an existing, modest, pitched roofed detached garage located in a forward position close to the shared boundary. The wider area is relatively flat, though the front garden area and garage of No 13 to the south is marginally lower than the site.

1.4 Within the wider street scene there are other examples of frontage garages and outbuildings, including No 20 opposite. These are all well screened behind mature hedging and not visually obvious in the street scene. The dwelling immediately to the north is No 7 Shawfield Road this property also has a dual frontage, transposed to the application site i.e. its original frontage faces east to Shawfield Road and its rear garden fronts Wade Court Road. However there is a relatively high pitched roof garage within this 'rear' garden having vehicular access off Wade Court Road that appears to be used regularly.

2 Planning History

00/63694/001 - Conservatory to rear., PERM,14/11/2000
98/63694/000 - Single storey rear extension, PERM,07/12/1998

3 Proposal

3.1 It is proposed to erect a single garage to the front of the property, ie on the west side. The proposed garage would have a maximum size of 6.4m by 3.95m with a height to eaves of 2.475m and height to ridge of 3.375m. It would be sited parallel to Wade Court Road, set back by about 3m. The frontage hedge would remain, although the return hedge within the garden would be removed, and additional landscaping is proposed on the garden side of the proposed garage. The existing central vehicular access would be unaffected by the proposal.

3.2 The proposed garage would be constructed of softwood feather edge timber boarding with synthetic slate tile roof. The garage door would be roller door style, in wood effect.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

6.1 No letters of representations have been received

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) 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 proposed garage would be relatively low in height, using a shallow 22.5 degree pitch giving an overall height of about 3.4m. The existing frontage hedge would remain and screen the majority of the side elevations; it is only the roof that would directly project above. However this is similar to the existing garage at No 13, whose roof also sits above the surrounding hedge line. Because the garage would be set back within the site, by about 3m, then this flank side elevation and roofline would not appear overly dominant or close to the road. It is considered that it would recede and be unobtrusive to the Wade Court Road street scene.

7.4 It is noteworthy that the garage to the west of 7 Shawfield Road is higher than proposed but because also set back behind roadside hedges is similarly acceptable and appropriate to the wider street scene. Since the existing hedging to the road would remain then overall the proposed garage would not unduly impact the verdant character of the area. The design and appearance of the proposal is deemed appropriate in context to the setting of the site 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 any adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.5 The impact to the outlook from No 13 to the south would be minimal as the proposed garage would be well screened. The existing garage at No 13 would buffer the views of the proposed garage and hence there would be limited impact to the occupiers of No 13. Only views of the roof would be seen from any neighbouring dwelling, and being set against the backdrop of the mature landscaping of the area, this is considered not to be harmful to the amenity of neighbours.

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). It is noted that no letters of objection were received with respect to the scheme.

(iv) Parking and use

7.7 The proposed garage would represent an additional parking space on the site to serve the existing dwelling. It is not required by virtue of other development. The adopted Parking SPD 2016, indicates at para 4.09 that the internal dimensions of a garage should measure 3m x 6m to accommodate a modern car. It is noted that the internal dimensions of the proposed garage would be about 5.8m x 3.4m. As an additional

parking space this minor shortfall in size is considered acceptable and not prejudicial to the parking arrangements of the site.

7.8 The application is submitted on the basis that the garage would serve the main dwelling and be for incidental domestic use. This is acceptable but should be conditioned to ensure the garage is not used for any alternative use, either separate residential accommodation or business use, in the future that may not be compatible to this residential area.

8 Conclusion

8.1 The scale, siting and design of the proposed garage would have limited and acceptable impact on the character of the area and neighbours amenity 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/17/01096

(A) 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 Location Plan
Floor Plans and Elevations Drawing No FAIRHURSTPO92SU/01
Proposed Block Plan B2

Reason: - To ensure provision of a satisfactory development.

3 Unless otherwise agreed in writing with the Local Planning Authority, at all times during which the approved garage is in place at the site the existing hedge along the western boundary of the site shall be retained to a minimum height of 1.8 metres and to a standard consistent with good arboricultural practice.
Reason: To accord with the terms of the application submitted, to ensure the maintenance of screening to the site and to protect the appearance and character of the area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Appendices:..