
Site Address:	65 St Johns Avenue, Waterlooville, PO7 5QZ		
Proposal:	Proposed double garage.		
Application No:	APP/17/00663	Expiry Date:	15/08/2017
Applicant:	Ms Cobb		
Agent:	Mr Bramble-Stewart	Case Officer:	Bee Crawford
	GBS Designs		
Ward:	Purbrook		
Site Visit Date:	27/06/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached bungalow and detached garage, situated on a corner plot. It has a brown tiled pitched roof and elevations of beige multibrick and stone cladding. There is an east/west decline to the road and the existing garage is at a higher level than the bungalow. The site has open vehicular access leading to a concrete drive and the front side and rear gardens are mainly laid to lawn with areas of shrubs. There is 1.8 metre high fencing to the northern and eastern boundaries and a dwarf wall and 2 metre high shrub hedge to the remaining boundaries. There is currently no boundary treatment enclosing the garden area adjacent to the existing garage.
- 1.2 Detached bungalows are to the north and east, an area of amenity land is to the west and the side aspect of a two storey terraced property is opposite. The area is of medium density with modern detached bungalows, and two storey terraced properties of a similar age, different styles and design.

2 Planning History

- 2.1 None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a detached double garage and a 1.8 metre high fence.

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

5.1 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: 5

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 proposal is to replace the existing single garage with a double garage and would be visible from the public realm, with the garage of the neighbouring property at 67 adjacent. Although there are no other examples of garages sited in this position in the immediate vicinity, due to the mixed street scene and relatively open nature of this part of St Johns Avenue, it is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

7.4 The new fence is a continuation of the western elevation of the garage extending up to the front boundary and will afford greater privacy to the occupiers of the property, enclosing the garden area.

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).

(iii) Effect on neighbouring properties

- 7.6 The new double garage will be situated on the same plot as the existing, extending towards the front garden of the property. It will follow the line of the existing garage, but owing to the bend in the road it will be 3.37 metres closer to the highway at its nearest point. Due to the level of the site, the height of the garage will be 4 metres at the front and 4.6 metres at the rear.
- 7.7 The new garage has a pitched roof and would be higher than the existing. Whilst it is to be built close to the eastern boundary of the site, it will be adjacent to the garage of the neighbouring property at 67 St Johns Avenue, with the western elevation of this property approximately 7 metres from the shared boundary.
- 7.8 The properties to the rear are in excess of 15 metres away and it is judged the windows in the rear elevation of the garage would not result in any adverse impact on the properties adjacent to the 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). 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/17/00663 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 external materials used 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.
- 3 The garage hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever, or as a separate unit of accommodation.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy)

2011 and the National Planning Policy Framework 2012.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no.COBB 01	Existing elveations, floor and roof plan
Drg no.COBB 02	Proposed floor and roof plan
Drg no.COBB 03	Proposed elevations plan
Drg no.COBB 04	Proposed parking plan
Drg no.COBB 05	Proposed block plan
Drg no.COBB 06	Proposed site plan
Drg no.COBB 07	Location plan

Design and access statement received 20 June 2017

Reason: - To ensure provision of a satisfactory development.