
Site Address:	22 Frogmore Lane, Waterloooville, PO8 9QL		
Proposal:	Extension to existing garage to create a car port.		
Application No:	APP/17/00971	Expiry Date:	07/11/2017
Applicant:	Mr & Mrs Allinson		
Agent:	Mr Hinton	Case Officer:	Emma Chisnall
	Corinthian Architectural Design		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 22 Frogmore Lane is a large detached bungalow situated on an incline from west to east and is constructed of facing brickwork and concrete tiles. The dwellinghouse is positioned within a substantial plot size and is positioned approximately 30m back from the front curtilage boundary. A garage is in place to the front southern side of No 22 with the rest of the extensive amenity space hard-surfaced with concrete in order to park multiple cars onsite. The application proposes to erect a car port to the front west side of the garage in order to provide a cover for a vehicle.

2 Planning History

APP/12/00031 - Construction of 2No. pairs of semi-detached houses, comprising 2No. 3 bed and 2No. 2 bed houses, and associated landscaping and parking, with access from Herriott Close., PERM,24/08/2012

APP/13/00351 - Construction of 2No. 4 bed detached houses and 2No. 3 bed semi-detached houses, associated landscaping and parking, with access from Herriott Close., PERM,27/06/2013

APP/13/00389 - Single storey front, rear and side extensions. Replacement of roof tiles of existing dwelling with plain clay tiles of similar colour (to also be used in roofing of proposed extensions)., PERM,26/06/2013

APP/13/00838 - Discharge of Condition Nos. 2 & 5 of Planning Permission

APP/13/00389., PERM,16/09/2013

APP/13/01057 - Discharge of Condition No/s 2, 3, 9, 12, 13 and 14 of Planning Permission APP/13/00351, PERM,11/12/2013

APP/14/00532 - Discharge of Condition No. 14 of Planning Permission

APP/13/00351., UNK,

APP/15/01300 - Detached garage., REF,14/01/2016

APP/16/00052 - Detached garage., PERM,04/03/2016

APP/16/00294 - Application for non-material change to Planning Permission

APP/16/00052 relating to revisions to face materials (a) walls - brick plinth with weatherboarding over and (b) roof - interlocking pan-tiles (to match existing house)., PERM,18/04/2016

APP/16/01117 - Single-storey front / side extension., PERM,16/12/2016

APP/17/00632 - Construction of new front boundary wall incorporating retention of existing section., PERM,08/08/2017

3 Proposal

Extension to existing garage to create a car port.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

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| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design) |
| DM8 | (Conservation, Protection and Enhancement of Existing Natural Features) |

Havant Borough Local Plan (Allocations) July 2014

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| AL1 | (Presumption in Favour of Sustainable Development) |
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

Although one of the concrete pads falls just within the RPA of an off site Horse Chestnut, the intrusion is minimal and will not cause any significant damage to the roots of the tree. The applicant also informed me that there is to be no change in the levels of the car port floor, therefore no objection is raised to this proposal.

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: 12

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) Trees

(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 works involve the development of a carport to the front west elevation of the existing garage to provide sheltered parking. The original design submitted proposed the carport to be of similar dimensions to that of the garage which for this type of development was considered to have an unacceptable mass and bulk which would appear obtrusive from Frogmore Lane. Plans were amended in order to achieve a subservient design for the car port including reducing the height and width of the development with the depth also being reduced and set off from the boundary by a further metre. This combination is considered to achieve an acceptable mass and bulk and is considered to address the previous concerns raised.
- 7.4 The carport is proposed to have two entrances with a matching weatherboard cladding to that of the existing garage along the south elevation. This is considered to marry the carport to the existing garage well and a condition shall be included with the decision to ensure that the materials match.
- 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). 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

- 7.6 The application site is considered to be large enough to accommodate the proposed development whilst leaving a sufficient amenity space to the front of the dwellinghouse for the existing and future occupiers.
- 7.7 The works are considered to potentially impact the adjacent neighbours No 20 and No 24 Frogmore Lane. Although the development of the carport shall extend the depth of development to the west the works shall be sufficiently screened from No 20 by the existing mature tree line which is in place between the works and the dwellinghouse. The works shall be to the north of No 20 and due to the distance between the development and dwelling it is considered that the works would result in a negligible impact.
- 7.8 The carport development shall be in closer proximity to No 24 than the existing garage however as the development shall be set off the shared curtilage boundary by approximately 11m away it is considered that the works would not create an obtrusive outlook nor appear over-bearing to the neighbouring dwelling resulting in a limited and acceptable impact.
- 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.

(iv) Trees

- 7.10 The application site has mature trees in position along the southern boundary of No 22. They are positioned opposite the south side curtilage boundary of No 22 which is constructed of 1.8m timber fencing and a Tree Protection Plan has been included with the development under drawing No 003 that shows the position of the oak tree and the root protection area. As No 22 is fully hard-surfaced to the front and that there shall be no change in the levels of the car port it is considered that the proposed development would not result in significant additional harm to the trees and therefore the impact caused is considered to be reduced sufficiently enough for the development to be considered acceptable.

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/17/00971 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 and Location Plan: Drawing No 003 Received 06.12.2017
Proposed Floor and Elevations Plan: Drawing No 002 Received 06.12.2017

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials shall be carried out as indicated in the approved plans and shall match, in type, colour and texture, those of the existing garage 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.