
Site Address:	33 Sutton Road, Waterlooville, PO8 8PU		
Proposal:	Erection of detached garage.		
Application No:	APP/17/00690	Expiry Date:	24/08/2017
Applicant:	Mr Purslow		
Agent:	Mr A Dunks	Case Officer:	Bee Crawford
	Andrew R Dunks Ltd		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 The application site is a detached bungalow and garage situated on the corner of Sutton Road and Bridefield Close. It has a brown tiled pitched roof and elevations of beige multi-brick, painted brick, render and cladding. The site is level with open vehicular access to the garage and tarmac parking area. There is a 1 metre high open fence to the front and side garden which is paved with shrubs and trees. The rear garden is paved and enclosed to all boundaries by 1.8 metre high fencing.

1.2 Detached bungalows are to the east and south, a two storey detached property is to the west and a pair of two storey semi-detached properties are opposite. The area is of medium density with detached bungalows and detached and semi-detached chalet style and two storey properties of similar and different age, style 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 replacement garage to the front of the site.

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)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

Arboriculturalist

No arboricultural objections.

Developer Services, Southern Water

The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

It might be possible to divert the foul sewer, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions. Should the applicant wish to divert apparatus:

1. The 225 mm diameter sewer requires a clearance of 3 metres either side of the sewer to protect it from construction works and allow for future access for maintenance.
2. No development or new tree planting should be located within 3 metres either side of the centreline of the foul sewer
3. No new soakaways should be located within 5 metres of a public sewer.
4. All other existing infrastructure should be protected during the course of construction works.

Alternatively, the applicant may wish to amend the site layout, or combine a diversion with amendment of the site layout. If the applicant would prefer to advance these options, items (1) – (4) above also apply.

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order:

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

The proposed development would lie within a Source Protection Zone around one of Southern Water's public water supply sources as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the public water supply source.

NB: Informative recommended.

It should be noted that if the site falls within a Source Protection Zone, the Council consults the Environment Agency for commercial development only.

Hampshire Biodiversity Information Centre

No adverse comment.

Highways Engineer, Development Engineer

The application form states that there is no new access to the highway and therefore this can be determined by the Planning Authority.

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

(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 garage and situate it to the front of the site to increase the amount of rear amenity space to the property, and would be visible from the public realm. Although there are no other examples of this type of development in the immediate vicinity, due to the diverse nature of the existing street scene and the variation in the building line it is considered that the proposal would not result in an adverse impact on the visual amenity of the locality. Following Officer concerns, amended plans were submitted to include a shrub border along the northern elevation of the garage to temper the impact on the street scene. Additionally there is a 1.8 metre high fence which runs approximately 13.5 metres along the northern boundary of 35 Sutton Road which provides breakage in the street scene.
- 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).

(iii) Effect on neighbouring properties

- 7.5 Although the garage will be situated at the front of the site and set forward of the property at number 35, there is a distance of 15 metres between the western elevation of the garage which has no windows, and the eastern elevation of this neighbouring property. Consequently it is judged the development would not adversely affect this property. The northern elevation of the garage facing Sutton Road is blank, although the property opposite falls within the requirements of a minimum 10 metre separation distance as recommended in the Havant Borough Design Guide SPD. The properties to the south and east are considered to be a sufficient distance away from any impact to be negligible. It is noted the site of the proposed garage is already being used for the parking of vehicles.
- 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 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/17/00690 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 be as stated under Section 11 (Materials) of the application form. **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 landscaping works comprising the provision of escallonia hedging fronting Sutton Road, as shown on the approved drawing no. 4760/1 Rev B shall be carried out in accordance with the approved details within three months of the construction of the garage unless otherwise agreed in writing by the Local Planning Authority. Any plants which are removed, uprooted, destroyed, die or become severely damaged or seriously diseased shall be replaced within the next planting season by plants of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its consent in writing to any variation.
Reason: To ensure an appropriate standard of visual amenity in the local area and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Drg no. 4760/500 Rev A Site layout plan

Drg no. 4760/1 Rev B Proposed elevations and floor plan

Reason: - To ensure provision of a satisfactory development.