
Site Address:	4 Cotswold Way, Waterlooville, PO7 7GJ		
Proposal:	Installation of garage door to existing car port.		
Application No:	APP/17/00803	Expiry Date:	25/09/2017
Applicant:	Mr Ruston		
Agent:		Case Officer:	Harriet Pitney
Ward:	Waterloo		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The car port subject of this application forms one of a terrace of car ports located within a dedicated parking area to the rear of 4 Cotswold Way comprising elevations of red multi-brick with a pitched tiled roof.

Cotswold Way is located within a modern housing development comprising a medium-high density of residential dwellings which range between 2-3 storeys in height all of which are similar in terms of their size, scale and design.

2 Planning History

APP/13/00022 - Discharge of Condition No 10 of Outline Planning Permission 10/02862/OUT and Planning Permission APP/10/00828, UNK,

APP/13/01118 - Discharge of Condition No 15 of Planning Permission 05/40000/000, PERM, 19/12/2013

APP/14/00918 - Application for written approval that all financial and non-financial contributions due within planning application 05/400004000 have been complied with , UNK,

APP/14/00923 - Application for written approval that all financial and non-financial contributions due within S106 agreement (dated 7/12/12) have been paid., UNK,

APP/14/01144 - Application for written approval that all financial contributions and non-financial obligations due within S106 agreement (dated 7/12/12 Planning reference APP/12/00149) have been complied with., PERM, 17/02/2015

APP/15/01283 - Discharge of Condition Nos 8 and 9 of Planning Permission APP/12/00008, , 23/12/2015

3 Proposal

This application is for the Installation of a garage door to the existing car port.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Not required in relation to 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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations 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

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to development management criteria.

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

7.3 The car port subject of this application is located within a dedicated parking area to the rear of the properties on Saddleback Road and Cotswold Way and as such are not readily visible from the streetscene.

7.4 The car port as it is existing comprises elevations of red-multi brick with a tiled pitched roof which reflects the style and design of the properties within the immediate vicinity. The car ports have been constructed in such a way that they have an appearance of a garage, albeit with the absence of a garage door.

- 7.5 It is important to acknowledge that there are other examples within the immediate vicinity where garage doors of a similar style and design to the proposal have been installed and as such a precedent has been set within the immediate locality for this type of alteration to the car ports. Furthermore, the addition of a garage door is considered to visually improve the appearance of these parking areas and as such would be unlikely to result in any impact which would be considered to harm the character and appearance of the area.
- 7.6 It is acknowledged that a condition was imposed on the original planning permission which specified that the car ports are to be used for no other purpose than the parking of cars. The addition of a garage door would not be considered to change the use of the existing car port and can still be utilised for the parking of a vehicle as it was intended. However, and notwithstanding the above, a condition has been recommended to control this use and ensure that the garage is retained solely for the parking of vehicles.
- 7.7 On the basis of all of the above, it is considered that the installation of a garage door will not result in a negative impact on the streetscene and as such meets the requirements of Policies CS16 & DM13 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.8 The installation of the garage door would not result in any harm to neighbouring or adjacent properties and is likely to improve security for the application site.
- 7.9 It is acknowledged that applications of a similar nature have been received in relation to No.1 & No.2 Cotswold Way for the installation of a garage door to the car ports associated with these properties which are located immediately adjacent to the car port subject of this application.
- 7.10 Furthermore, it is noted that no letters of objection have been received in relation to this application.

8 Conclusion

- 8.1 The proposal is considered to be acceptable and compliant with Policies CS16 & DM13 of the HBLP (Core Strategy) 2011 and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00803 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 garage/car port shall not be used for any other purpose than the parking of cars/motorcycles.
Reason: To ensure the provision and retention of the parking in the interests of local amenity and highway safety and having due regard to policies CS16

and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

- 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.

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

Site location plan- received 25th July 2017

Block Plan- received 25th July 2017

Photograph of existing car port- received 31st July 2017

Proposed garage door specification- received 31st July 2017

Reason: - To ensure provision of a satisfactory development.