

Site Address:	Purbrook School Playing Fields, Stakes Road, Waterlooville		
Proposal:	Application for non-material change to Planning Permission APP/16/00347 relating to addition of garage to plot 2 to form double garage.		
Application No:	APP/17/00091	Expiry Date:	21/02/2017
Applicant:	Mr Buczynskyj Persimmon Homes		
Agent:		Case Officer:	David Eaves
Ward:	Purbrook		

1 Site Description

To the east is No.1 Vancouver Avenue part of a new residential development.

APP/16/00347 - Erection of 26 residential units with associated works, access, parking and landscaping (approved 13.01.17). Request to Discharge Condition No.s 2, 4, 5 ,6 and 19 (18.01.17)., PERM,13/01/2017

Application for non-material change to Planning Permission APP/16/00347 relating to addition of garage to plot 2 to form double garage.

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)

AL1	(Presumption in Favour of Sustainable Development)
-----	--

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: 0

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Parking

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. In this case the proposal is to provide a double garage to serve units 1 and 2 instead of a single garage to unit 1 and only external parking to unit 2. This change is considered acceptable in principle.

(ii) Impact upon the character and appearance of the area

The position of the garage is set off the Stakes Road frontage and is set off the boundary with No.1 Vancouver Avenue (approx 7m). The garage is also set back from the frontage of the plot 1 and 2 houses and would have a limited and acceptable impact on the streetscene of the new internal estate road. The design and appearance of the building would be acceptable.

(iii) Impact upon residential amenity

The building would be set well off the boundary with No.1 Vancouver Avenue which has a flank wall facing with two small non-habitable windows (hall and Staircase). It is not considered that the single storey garage building with roof sloping away from the set off boundary would have any significant impact on the existing property.

The garage would be on the north side of the garden to unit 1 which would retain an acceptable garden area and amenities.

(iv) Parking

The proposed parking for unit 1 and 2 provides 3 spaces each and meets the Council's parking standards. The garage size meets the Parking SPD requirements.

8 Conclusion

In conclusion, the proposal is considered acceptable as a non-material amendment.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00091

(A) subject to the following conditions

- 1 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples or a full specification of the materials to be used externally on the garage building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 2 The garages hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation.

Reason: To ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of highway safety / local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Site Layout Drawing No. A-02-014-SL Rev F
Managed Areas Drawing No. A-02-015-MA Rev C
Garages & Sheds Plans and Elevations Drawing No. GAR-PL-01 Rev B
Materials Plan Drawing No. A-02-012-MP Rev E
Building Heights Drawing No. A-02-011-BH Rev E
Boundary Treatments Drawing No. A-02-013-BT Rev F
Soft Landscape Proposals Drawing No. PERSC19831 11E

Reason: - To ensure provision of a satisfactory development.

