
Site Address:	10 Horsebridge Road, Havant, PO9 2LH		
Proposal:	Demolition of existing detached garage and construction of new detached garage.		
Application No:	APP/17/00435	Expiry Date:	29/06/2017
Applicant:	Mr Booth		
Agent:		Case Officer:	Harriet Pitney
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a mid terrace, two storey, residential dwellinghouse located to the southern side of Horsebridge Road, comprising elevations of brick construction with a concrete tiled pitched roof.

Access to the rear of the property is obtained via st Albans Road which provides access to the existing single storey detached garage and provides off road parking. This area also provides access to other garages associated with the surrounding residential properties. On street parking is provided to the front of the property.

The area is primarily residential in nature with a medium-high density of dwellings adjacent to the site all of a similar size, scale and design. There are some commercial uses evident to the west of the application site, immediately adjacent to the access through to the existing garage.

2 Planning History

54/03141 - Outline for layout of roads and plots for the erection of 566 dwellings, UNK, 31/08/1954

3 Proposal

This application proposes the demolition of the existing detached garage and the construction of a new detached garage.

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)

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: 16

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 proposed replacement garage would be located in the same position as the existing garage, sited to the rear of the property and away from the adopted highway within a garage court. On this basis, it is not considered that the proposed development would result in any impact which would be considered harmful to the character and appearance of the area.

7.4 Whilst it is acknowledged that the size and scale of the replacement garage is significantly larger than the existing, it is important to note that the adjacent residential property (No. 3 Littlegreen Avenue) have erected a detached garage of a similar size, scale and design to the proposed replacement garage and as such a precedent has already been set for this type of development within the immediate vicinity.

7.5 Furthermore, the existing garage is currently in a rather dilapidated condition and as a result, it is likely that the design of the proposed replacement garage would constitute a positive improvement to what is currently evident on site. It is therefore considered

that the application is acceptable and would not warrant a refusal of planning permission.

(iii) Effect on neighbouring properties

- 7.6 As discussed above, whilst the application site currently benefits from a single storey detached garage to the rear of the property, it is acknowledged that the proposed replacement is significantly higher than the existing structure (ranging from 1.5 metres at the lowest point to 1.3 metres in additional height). The width of the proposed structure would also add a further depth of 2.4 metres to the existing structure.
- 7.7 Whilst significantly increased in height and scale, it is not considered that the proposed replacement garage would result in any significant loss of light, privacy, outlook or appear overbearing to the two adjacent residential properties (No. 8 & 12 Horsebridge Road) given the distance between the replacement garage and the rear wall of these dwellinghouses (approximately 25 metres).
- 7.8 The properties to the east of the proposed garage (No's 20 & 18 Horsebridge Road) would also maintain a minimum distance of 10 metres away from the proposed structure.
- 7.9 Whilst it is acknowledged that the proposed replacement garage is likely to appear more overbearing than what is currently evident on site, given the separation distances from the adjacent neighbouring properties together with the location of the proposed garage and the other examples within the existing streetscene, it is not considered that the proposal would result in a detrimental impact on neighbour amenity to such an extent which would warrant a refusal of planning permission.
- 7.10 It must also be acknowledged that no letters of representation were received in respect of this application.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a 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/17/00435 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 structure hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.
Reason: The structure is not a satisfactory position to be occupied separately

from the main dwelling and having due regard to policies CS16 and 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 location plan- received 24th April 2017

Existing and proposed roof and floor plans (ACB-002)- received 24th April 2017

Existing and proposed elevations (ACB-001)- received 4th May 2017

Reason: - To ensure provision of a satisfactory development.