
Site Address:	7 Jersey Crescent, Waterlooville, PO7 7GH		
Proposal:	Addition of garage door to existing car port.		
Application No:	APP/16/01315	Expiry Date:	01/03/2017
Applicant:	Mrs Skrzywanek-Keens		
Agent:		Case Officer:	Emma Chisnall
Ward:	Waterloo		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 7 Jersey Crescent is part of a modern housing development containing a variety of dwellinghouses and apartment blocks. The site is located off Hambledon Road in Waterlooville.
- 1.2 The car port subject to this application is one of several car ports located underneath apartment blocks within Jersey Crescent and as such are finished with a cream render to match the existing apartment block.

2 Planning History

APP/12/00008- Phase 3 and 4, Land at Old Park Farm, Hambledon Road, Waterlooville- Approval for reserved matters 28/06/12

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

3 Proposal

- 3.1 Addition of garage door to existing car port. The garage door is proposed to be a steel retractable garage door constructed of a Garador Carlton, Vertical Slat in an Anthracite RAL 7016.7576 colour which is to match existing garage doors within the Jersey Crescent Road and surrounding estate.

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

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

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

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: 2

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) Flood Risk

(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 garage door is proposed to be built in matching materials to those used for other garage doors within the estate (Garador Carlton, Vertical Slat in an Anthracite RAL 7016.7576 colour) and should therefore look in keeping to the character of the area however a condition shall be included with the decision for a sample to be submitted to the LPA for approval prior to building work commencing to ensure this is correct.

7.4 Although No 7 is one of three car ports in the row of apartment blocks in Jersey Crescent and will be the only one with a garage door this is fairly typical of the design of car ports and garages within the wider estate and is therefore felt that on balance that the works should not look out of place nor impact the visual amenity of Jersey Crescent.

7.5 The design proposed is considered to offer an attractive uplift to the car port and will provide additional security to the residents living in No 7.

7.6 It is noted that the previous permission to No 7 Jersey Crescent (APP/12/0008) included a condition to ensure the car ports developed on the estate were to be used for the parking of cars only. This shall be conditioned as part of the decision to ensure the use as a garage for the parking of cars is retained as such thereafter, restricting its use in any other form.

7.7 Therefore it is considered that the installation of the garage door and the design and appearance proposed will be appropriate in context to the main building and estate and is therefore considered to be acceptable, meeting the requirements of policies CS16 and DM13 of the Havant Borough Core Strategy 2011. 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

7.8 The car port at No 7 is to serve No 7 only and therefore the installation of the garage door should not result in any harm to the neighbouring or adjacent dwellings.

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) Flood Risk

7.10 It is considered that as the garage door will not contribute to an increased floor space at No 7 that the development should not have an adverse impact on flooding and can therefore be considered acceptable. A Flood Risk Assessment Form has been received as part of the application confirming this.

8 Conclusion

8.1 The proposal is considered to be acceptable and compliant with policies CS16 and DM13 of the Havant Borough Core Strategy 2011 and is therefore considered to be appropriate and can be recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01315 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 and shall be retained as such hereafter.

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 Notwithstanding any description of materials in the application no above ground construction works shall take place until a sample of the material to be used for the garage door (Garador Carlton, Vertical Slat in an Anthracite RAL 7016.7576 colour) have been submitted to and approved in writing by the Local Planning Authority. 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.

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

Block Plan Unique Plan Reference: #00179782-C9578C

Site Plan Unique Plan Reference: #00179781-8B0957

Flood Risk Assessment submitted 04.01.17

Pictures Submitted of Garage Door Examples 22.12.16

Photograph with Measurements of Garage Port received 22.12.16

Garage Door Specifications received 23.12.16 reference PW1883 Rev 2a

Reason: - To ensure provision of a satisfactory development.