

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

The Highway Authority has no adverse comment on this application but would suggest to the applicant that they check using turning overlays that a vehicle can enter the site and make a movement into or out of the garage.

Southern Water

Informative requested in relation to connection to the public foul or surface water sewer. Advice in relation to surface water drainage and that the site lies within the Source Protection Zone.

Officer Comment: An informative will be included with the decision referencing Southern Waters requirements.

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
- (iv) Parking

(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. The proposal includes the installation of a detached garage to the front of No 118 which would be setting a precedent along Corbett Road which typically have attached garages to the front of dwellinghouses however, the development is considered to have a limited and acceptable impact and is therefore considered to be acceptable in principle.

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

7.3 The proposal at No 118 Corbett Road consists in part of development to the main dwellinghouse including the conversion of the garage, an extension to the porch and the replacement of the flat roof for a pitched roof due to the current roof deteriorating and causing damage. Although the changes proposed will alter the front visual appearance

of No 118 the chosen design is considered to produce a sound development, resulting in an attractive uplift to the dwellinghouse. The roof design will reflect the existing and the position of the proposed windows will retain the visual balance across the dwellinghouse. Materials are proposed to match the existing which should ensure that the character of No 118 is maintained and that the works do not look out of place.

- 7.4 The second element of the development shall be the single storey garage proposed to be in a forward position of No 118. The garage is proposed to be positioned approximately 3m away from the front curtilage boundary retaining a moderate amount of green garden amenity space between the development and front curtilage boundary which shall help reduce the visual impact of the works. The garage is proposed to have a rough height of 2.9m in order to accommodate a high quality tile on the roof and the garage door is proposed to face the dwellinghouse. The works proposed, although setting a precedent for this type of development, is considered to not cause significant visual harm to No 118 and the streetscene of Corbett Road. The garage itself is considered to be of an adequate design with materials proposed that will match the dwellinghouse and be in keeping to the locality of the area. Due to the works being set back from the front curtilage and that there is significant screening of the development provided from the high level hedging/bush along the northern and west curtilage boundary it is considered the visual appearance of the development is reduced sufficiently enough for the development to be considered acceptable. However in order for this to be maintained a condition shall be included with the decision to ensure that the hedge along the north and west boundary is protected and retained throughout the development and all future use. The garage itself is proposed to be approximately 3m wide and 6m deep which has the potential to accommodate a car but is not overly large in size and therefore has a suitable mass and bulk for its use. In terms of design the development is considered acceptable.
- 7.5 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). 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

- 7.6 The works proposed to No 118 shall not alter the exterior of the dwellinghouse significantly and will be at ground floor only. The development is considered to be of a moderate depth and this coupled with the position of the works to the front of the dwellinghouse should ensure that light levels are not impacted to the north and south neighbouring dwellings. It is also acknowledged that due to the significant screening in place between No 118 and its neighbours that the majority of the development work should be screened from view.
- 7.7 A moderately sized window is proposed to replace a glass paneled kitchen door along the south elevation which is considered to improve amenity levels between No 118 and the dwellinghouse to the south No 116 and should therefore not lead to a significant additional element of over-looking nor loss of amenity. The window in position towards the front of the dwellinghouse along the southern (side) elevation will serve a new reception room instead of a garage which is not considered to significantly impact privacy levels between neighbouring dwellings as the use of the room is not considered to be a main habitable room and this coupled with the development being set off the boundary alongside the screening in place should ensure that amenity levels remain the same as a result of the development at No 118 Corbett Road.
- 7.8 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) Parking

- 7.9 The application site will not be losing a garage space with the conversion of the integral garage due to the erection of the detached forward facing garage. The application site has adequate room to accommodate multiple cars and therefore even without the re-instatement of the garage No 118 would not be required to provide additional parking space as the application site and proposal accords with the Parking SPD. Comments were made from the highways team in regards to the proposal having turning overlays and ensuring that cars can enter the site and make movement in and out of the garage. Information was submitted by the applicant on the 23rd January with an amended proposal that extended the parking area directly in front of the dwellinghouse to ensure that two cars could park parallel to each other alongside confirmation that the garage could be easily accessed. This information is considered satisfactory and to meet the concerns raised by the Highways Team. A condition will be included with the decision to ensure that the garage has and retains its use as a store for vehicles and motorcycles only following commencement of the development and all future use.

8 Conclusion

- 8.1 The scale, siting and design of both elements of the proposal would have limited and acceptable impact on the neighbours and character of the area 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/17/00057 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 match, in type, colour and texture, those of the existing building so far as practicable.
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 All existing hedges, hedgerows or bushes along the north and west curtilage boundary shall be retained as shown on the proposed 'Plan View' as submitted via email on the 22.02.17 and shall be protected from damage for the duration of the works on the site. Any parts of hedges, hedgerows or bushes removed without the Local Planning Authority's consent or which die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged within five years following contractual practical completion of the approved development shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with plants of such size and species and in such positions as may be agreed with the Local Planning Authority, unless otherwise agreed in writing by

the Local Planning Authority.

Reason: To ensure the continuity of amenity afforded by existing hedges or hedgerows and having due regard to policies CS16 and DM8 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:

Proposed Garage Elevations received 22.02.17 via email

Proposed Ground and Floor Plans received 22.02.17 via email

Proposed Elevations Plan received 22.02.17 via email

Proposed Block and Location Plans received 22.02.17 via email

Proposed Plan View received 22.02.17 via email

Reason: - To ensure provision of a satisfactory development.