
Site Address:	27 Rownhams Road, Havant, PO9 4QD		
Proposal:	Proposed new garage outbuilding.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00259	Expiry Date:	18/07/2024
Applicant:	Mr George Clayton		
Agent:	Mr Breen	Case Officer:	Robert Riley
	Planning By Design		
Ward:	Leigh Park Hermitage		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The application site comprises of a two-storey semi-detached dwellinghouse located on the the northern side of Rownhams Road, Havant. The application site has a front and rear garden and a paved driveway fronting onto Rownhams Road, the dwellinghouse also features a carport to the side. The property's materials feature beige brickwork to form the external walls at the front and side and brown brickwork to the rear, and brown concrete tiles in a pitched gable design to install the roof.
- 1.2 The application site is in an area that could be considered both urban and residential, with the character of the road featuring two storey brickwork and render designed dwellings in evidence.

2 Planning History

APP/23/01027 - Single storey garage. , REF,15/02/2024

3 Proposal

- 3.1 There is one element being proposed at the application site:
- Proposed new garage outbuilding.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

N/a

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Amy Redsull - Leigh Park Hermitage

No comments received

Councillor Richard Joseph Spence Brown

No comments received

Councillor Vicky Rhodes

No comments received

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: 7

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 and planning history
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Flood zone

- (i) Principle of development and planning history

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

7.3 The application site, featured a planning application in 2023 under APP/23/01027, this proposed a garage in the same place, but was proposed to be 0.8 metres taller than this application's proposal. Due to APP/23/01027's lack of conformance to established building lines and its proposed scale, officers were of the opinion that its impacts upon the streetscene were unacceptable and therefore the decision was to refuse the application on 15/2/24 for the following reason;

1. The proposed garage by virtue of its location forward of the established front building line and the prominent corner location of the application site would result in an unsympathetic development that would be out of character with the established pattern of development within the nearby area and that would be detrimental to the visual amenities currently enjoyed by its residents contrary to the provisions of the National Planning Policy Framework, Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and Havant Borough Design Guide SPD which collectively require development to respect local context and create a positive relationship between buildings.

7.4 Since the determination of APP/23/01027, there has been no material change in planning policy.

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

Character, bulk and the streetscene

7.5 Ordinarily garages to the front of properties are not encouraged in line with Havant Borough Design Guide SPD. Considering its design with a pitched roof and a proposed maximum height of approximately 3 metres, it was considered on a site visit that the screening offered to it by the brick wall with an approximate 2.3 metre maximum height would not be sufficient enough to offset the negative impacts upon the streetscene of Monkwood Close and Rownhams Road.

7.6 In regards to building lines, the proposed garage would not follow an established pattern set by nearby roads such as Rownham Road, Monkwood Close and Warnford Crescent. The garage would be closer to the road than the established pattern dictates and so would be out of character in regards to its surroundings.

7.7 In addition, No.27 Rownhams Road is a corner property and this means that the visual impact would be heightened, on the site visit it was noted that the garage is of a close proximity to the junction between Rownhams Road and Monkwood Close, as it is a corner property, it would not receive any shielding from the existing streetscene, and thus the proposals would heighten the increase of harm upon the visual amenities. In addition, on the site visit, it was noted, that 22 Monkwood close and 31 Rownhams Road both feature garages that are readily visible on the streetscene, however, both respect existing building lines, which is not seen with the proposal to No.27 Rownhams Road. In contrast the proposed garage would be unduly prominent.

7.8 Furthermore, the proposed garage would be of a relatively large scale in terms of its footprint, reducing its subserviency on Rownhams Road to the host dwelling and on the site visit it was determined that from vantage points at Monkwood close, that the scale of the garage would be overbearing in scale and negatively affect visual amenities due to its prominent location and design.

Materials

- 7.9 With reference to the proposed materials, it is noted from the submitted application form and plans that the proposed garage's materials would be matching the existing ones at the property, however noting that there are two shades of brickwork colour, it has not been specified which one is referred to. The property features traditional orange brickwork to the rear and beige brickwork on other elevations. Using either of the two shades would be acceptable in balance considering the existing mix of colours and materials within the streetscene.

Officer note

- 7.10 Though it is noted that the proposed materials are considered acceptable with regards to APP/24/00259, officers are of the opinion that the proposed roof materials may not be able to support the proposed low pitch of the garage.
- 7.11 The design and appearance of the proposal is not deemed appropriate in context to the streetscene and is therefore considered to be unacceptable, thereby not meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.12 To the southwestern side and northeastern side of the application site are properties at No.25 Rownhams Road and No.1 Monkwood Close. Due to proximity, the main impact to assess would be in regard to these two properties

No.25 Rownhams Road

- 7.13 To the southwestern side of No.27 Rownhams Road is No.25. No.25 is considered to be screened by the proposed works to No.27 due to the existing dwelling and therefore the impact on No.25 is considered acceptable.

No.1 Monkwood Close

- 7.14 To the northeastern side of the application site is No.1 Monkwood Close. Due to the nature of the proposal, overlooking would not be increased. The garage would feature a limited separation distance from No.1 of approximately 2.6 metres, with close proximity to the front garden of No.1. It is noted that the scale and the bulk of the garage with regards to height would be reduced in comparison to the proposal under APP/23/01027 with this proposal being approximately 0.8 metres smaller. With regards to the reduced height of the garage in comparison to APP/23/01027's proposal for a garage and having regards to the conclusions of the previous application, Officers are satisfied that there would be no material harm by way of loss of light or overbearing impact.
- 7.15 Consequently, it is considered that the proposal would not appear overbearing or lead to a loss of light, outlook or privacy 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 zone

- 7.16 The application site is located within Flood Zone 3. Paragraph 174 of the NPPF requires a site-specific flood-risk assessment for all development within Flood Zones 2 and 3, a consultation or further action. As part of the flood risk assessment submitted with this proposal, it is stated " *New extension floor levels are set at no lower than the existing house ground floor* ", with regards to flood resilience design measures, the assessment states it would feature " *External solid brick walls*", " *Rigid cell PIR water resistant insulation*", " *Solid concrete flooring with sand cement floor screed.*" " *All new electrical / data outlets located min 450mm above FFL*" " *Any plasterboard to internal studworks walls fitted horizontally of ease of replacement along with removable mineral wool insulation.*" " *Non return valves fitted to any waste water pipework*"
- 7.17 Officers are therefore satisfied with the flood risk assessment and that there would be no increase in flood risk elsewhere and that the proposal would comply with the requirements of the NPPF and policy CS15 of the Havant Borough Core Strategy (2011).

8 Conclusion

- 8.1 Whilst the height of the proposed garage has been reduced, it would still have a prominent siting on a corner plot and forward of the established building line. Therefore, the reason for the refusal of APP/23/01027 has not been overcome and the proposal would be harmful to the character and appearance of the streetscene.
- 8.2 In conclusion, the proposed garage by virtue of its location forward of the established front building line and the prominent corner location of the application site would result in an unsympathetic development that is out of character with the established pattern of development within the nearby area and that would be detrimental to the visual amenities currently enjoyed by its residents contrary to the provisions of the National Planning Policy Framework, Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and Havant Borough Design Guide SPD which collectively require development to respect local context and create a positive relationship between buildings.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **REFUSE PERMISSION** for application APP/24/00259 for the following reason

The proposed garage by virtue of its location forward of the established front building line and the prominent corner location of the application site would result in an unsympathetic development that is out of character with the established pattern of development within the nearby area and that would be detrimental to the visual amenities currently enjoyed by its residents contrary to the provisions of the National Planning Policy Framework, Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and Havant Borough Design Guide SPD which collectively require development to respect local context and create a positive relationship between buildings.