
Site Address: 23 Warblington Avenue, Havant, PO9 2SD
Proposal: Part retrospective application for demolition of existing garage and erection of new garage.
Application Type: Full Planning Permission
Application No: APP/24/00363 Expiry Date: 17/07/2024
Applicant: Mr P Rowsell
Agent: Mr M Wilkes Case Officer: Robert Riley
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application site comprises a substantial detached chalet style dwellinghouse located on the East side of Warblington Avenue. The property has a large hardstanding area to the front of the property with ample parking space with a large garage constructed to the front of the property to be assessed under APP/24/00363. To the west of the site beyond Warblington Avenue are tennis courts.
- 1.2 The application site is in an area that could be considered both urban and residential, with the character of the street featuring a variety of designs and sizes of dwellings in evidence.

2 Planning History

05/70697/000 - Provision of living accommodation in the loft space to include raising of roof ridge height and change to roof shape, construction of dormer windows to the front and rear elevations, single storey rear extension. Erection of detached double garage to the west of the dwellinghouse., PERM,19/08/2005

APP/15/01415 - Extension and alteration to existing car port/home office., REF,15/02/2016

APP/19/01253 - Alterations to existing garage building to raise roof height by 300 mm, increase floorspace and add dormer., PERM,04/03/2020

3 Proposal

- 3.1 This proposal is a part retrospective application, it proposes 2 elements:
- Demolition of an existing garage
 - Erection of new garage with a maximum height of approximately 3.9 metres a width of approximately 8.66 metres and a depth of approximately 5.5 metres.

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

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Daniel Berwick

No comments received

Councillor Gillian Harris

No comments received

Councillor Phil Munday - St Faiths

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: 1

Comment	Officer Comment
Comment made in support of the application.	Noted

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) Trees

(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

Character, bulk and the streetscene

7.3 This planning application is part retrospective and seeks permission to demolish the existing garage and to construct a new garage.

Officer note

It was noted when a site visit was undertaken, that the existing garage had been demolished and that the proposed garage was already built.

7.4 The proposal to remove the existing garage is considered acceptable.

7.5 The Havant Borough Design Guide SPD states that ordinarily "*Garages and car ports should not project forward of the building lines*".

7.6 The garage was built with a reasonable footprint, however in comparison to the host dwelling, in consideration of its single storey nature and modest height, it is considered to be subservient to the host dwelling.

7.7 With regards to the garage, other front garages and outbuildings are seen on Warblington Avenue at Nos 3 and 25, suggesting that the garage, though of a reasonable scale would not contrast too significantly with the existing established character of the road.

7.8 Whilst on a site visit, it was noted that there was significant screening afforded to the garage provided from the existing front wall and trees reducing the visual scale of the building upon the streetscene. The agent in an email uploaded on 9/7/24 confirmed the intention is for these trees to be retained.

7.9 Regarding that the Havant Borough Design Guide SPD prefers garages to "not project forward of building lines", it is noted that prior to the site visit the applicants removed a garage of a not too dissimilar scale to the one they seek planning permission for.

7.10 With regard to the garage's impact upon the character of the streetscene, it is considered that, given the screening provided by the dwelling's front wall and trees, together with the other garages and outbuildings noted on the streetscene, on balance that this proposal would have an acceptable impact on the character of the area and the streetscene. Furthermore, it is noted that prior to the site visit, this application site featured a front garage of a not too dissimilar size which has been demolished, further lessening the impact of having a front garage upon the streetscene and its character.

Materials

- 7.11 The garage features brickwork to form the external walls and the roof was constructed in a pitched design with slate tiles, these materials are considered acceptable in relation to the surroundings.
- 7.13 The design and appearance of the proposal is deemed on balance appropriate in context to the main building and the streetscene 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 on balance result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.14 Due to proximity, it has been considered important to assess the impacts upon No.25 Warblington Avenue. Due to sufficient separation distances of the garage from properties to the rear and front and neighbouring No.19 Warblington Avenue, it is considered that these properties are acceptably impacted by the garage. Due to the nature of the works overlooking is not considered to be unacceptably impacted by the garage.

No.25 Warblington Avenue

- 7.15 It is noted that the garage features a limited separation distance from No.25's curtilage of approximately 1 metre. Although this is a limited separation distance, the garage is located to the front of No.25 and located ahead of any windows at No.25. With regards to this it is noted that any increase of overshadowing of this garage would impact upon No.25's driveway and would therefore be considered acceptable - it is also on the north side of No.25 reducing impacts on sunlight. Officers also note that though a sense of overbearing may have increased for No.25 from this garage, with consideration of the modest height and that it impacts primarily on No.25's driveway, that this increase in the sense of overbearing is considered limited and acceptable upon No.25.
- 7.16 Consequently, it is considered that the proposal will 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) Trees

- 7.17 On the site visit it was noted that the works to build the garage had already finished construction, the garage is in close proximity to a large Copper Beech tree. It is noted this application was not accompanied by a professional tree survey, tree protection plan nor Arboricultural method statement. Correspondence with the agent, confirmed in an email uploaded 9/7/24 that there was " *some protection put around the tree area during construction* " but regarding further correspondence with the agent about what methods were undertaken during the construction process, the agent was unable to provide any further information. The retrospective nature of this application is considered unfortunate and has not enabled a more detailed consideration of the impact on the tree. Any damage to this tree would have already taken place and this tree is not under a tree protection order and therefore the applicants could remove the

tree without any consent. In light of this, officers have not considered a formal consultation, or any conditions to be appropriate or justified in this case.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is on balance appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00363

Subject to the following conditions

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

Drawing Number: 2406-101 Revision A: AMENDED LOCATION AND SITE

PLAN: Uploaded 9/7/24

Drawing Number: 2406-102: PROPOSED FLOOR PLAN AND ELEVATIONS:

Uploaded 15/5/24

Drawing Number: 2406-103: EXISTING FLOOR PLANS AND ELEVATIONS:

Uploaded 15/5/24

Reason: - To ensure provision of a satisfactory development.