
Site Address:	27 Park Lane, Cowplain, Waterlooville, PO8 8AD		
Proposal:	Replacement garage with ground floor store and first floor home office and store.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00847	Expiry Date:	09/01/2024
Applicant:	Mr J Murray		
Agent:	Mr M Wilkes	Case Officer:	Tina Pickup
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a detached bungalow located on the north-eastern side of Park Lane opposite The Queen's Enclosure. It is currently grey painted render below a red plain tiled roof with front gable feature. It has a flat roofed single storey rear extension/conservatory adjacent the north western boundary. The bungalow is set back about 30m from the highway with a rear garden of some 25m. There is a brick and pier front boundary wall with curved vehicular access. A previous timber front garage has been demolished. There are some old fir trees behind the front wall and whilst these provide some screening they are not worthy of a TPO. To the rear the garden is enclosed with a mix of fencing and there is p.d. summer house and patio area against the rear boundary.
- 1.2 This section of Park Lane is largely characterised by chalet bungalows but with a varied siting - most are linear frontage set back about 9m but there are three that are set back about 30m: number 25, the application site (27) and number 28 adjacent. Number 25 has implemented permission APP/17/01240 for extensions to the house although an approved replacement front garage has not been implemented. Number 28 adjacent has a recent permission for an increase in ridge height and extensions to the house (APP/20/01218) which are currently being implemented on site. Number 26 to the north west is also a chalet bungalow with large flat roofed dormers, but set in a forward position.
- 1.3 Permission has recently been granted to raise the ridge of the existing bungalow to create new first floor accommodation with dormers, together with a 2 storey front extension, and a single storey rear extension - APP/23/00858 refers. This current application for a replacement garage with office above, submitted at the same time, has been delayed pending negotiations over its size and scale.

2 Planning History

01/57663/003 - Alterations and additions at first floor level to form new 4 bedroom house, new detached double garage to front and detached garden room and building to rear., PERM,21/01/2002

92/57663/000 - Single storey rear extension., PERM

06/57663/004 - To build one detached property in front garden using existing access as shared - Withdrawn

06/57663/005 - Outline application for 1No. detached dwelling house -Refused 20/09/2006: *Shown at front of site & refused for 4 reasons: over-development; harm to neighbouring properties; 2 storey out of keeping; parking & turning inadequate*

APP/10/00304 - Single storey rear extension. PERM,17/08/2010

APP/23/00858 - New 1st floor accommodation with dormers, 2 storey front extension, raise height of roof, rear extension. Permitted 18/01/2024

3 Proposal

- 3.1 Replacement garage with ground floor store and first floor home office and store.
- 3.2 During the course of determining this application amended plans have been received reducing the size and scale of the proposal. It would now comprise a triple garage having a footprint of 8.03m x 6m with eaves height of 2.4m and ridge of 5.7m. The roof would have barn hip ends with three pitched roof dormers in the eastern roof slope. An internal staircase would lead to first floor store and home office. The garage would be sited some 11m back from the highway, which is about 1m behind the front of number 26 to the west.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

None necessary

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None 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 and proposed use
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking

(i) Principle of development and proposed use

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria. It is understood that the applicant runs a business sometimes requiring some secure storage and needs a home office. This householder application has been determined on the basis of the proposed garage and outbuilding being for ancillary residential uses only, and not for any change of use to a separate business or independent accommodation.

7.3 Being sited at the front of the dwelling, access to the proposed building would not be reliant on first entering the main house and therefore there is some risk that the building could be occupied or used separately from the main dwelling. However it is noted that the development is not proposed for primary living accommodation but rather for ancillary uses i.e. a home office and storage. The applicant has been advised that as a genuine ancillary home office and store there should be no employees or regular business deliveries etc operating from the site, and that a planning condition ensuring ancillary private use only would be added to ensure compliance.

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

- 7.4 As originally submitted there was concern that the size and scale of the originally proposed quadruple garage was tantamount to a new dwelling and overly large and dominant to be considered an appropriately subservient outbuilding on the site. Following negotiations amended plans have reduced the footprint to a triple garage and lowered the height.
- 7.5 The proposed building would be set back about 1m from the front of number 26 to the west, and be lower, which would help it to appear slightly recessive and less dominant and read as a subservient structure rather than another dwelling. It would be constructed of black timber stained boarding with red plain tiles, which would give it a barn like appearance. The dormers would match those recently approved on the main house providing some linkage and consistency of design on the site (NB since barn hips have been added to this garage, the applicant has indicated that he will add, via a Non Material Amendment, barn hips to the main house to match, whilst this would provide further coherence between the proposed buildings on the site, the roof design of the current proposal is acceptable its own right). The plain gable end with barn hip facing the highway would present as an appropriately simple and discreet elevation to the public viewpoint.
- 7.6 There are only 3 properties in the vicinity that are set back sufficiently to allow front detached structures, and the other two currently have approved traditional scaled single storey garages/outbuildings. Whilst this is still a relatively large structure, it would nevertheless sit comfortably aligned with the adjacent frontage linear dwellings and not be overly harmful or jarring in street scene terms. Due to the radius of the front entrance wall there would be little opportunity to provide new frontage landscaping to help screen the development, but the views into the site are partially screened by high evergreen hedges within number 26 adjacent.
- 7.7 On balance, given the context of the site, it is considered that the siting and scale of the amended development would not result in any material harm to the appearance of the street scene or character of the area sufficient to justify a reason for refusal that could be substantiated at appeal. Therefore the proposal is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

- 7.8 The proposed building would align with the side elevation of number 26, which is a chalet bungalow having a blank side gable elevation. There is a close boarded fence on the shared boundary with some shrub planting providing additional screening both sides. Since the proposed building would be lower and not encroach forward or behind the side elevations of number 26 then it would have no impact on the occupiers of this dwelling.
- 7.9 Number 28 to the east is also set back and with considerable separation from the proposed frontage outbuilding would not be impacted in terms of overshadowing or overbearing. The outlook from the front windows of number 28 would include the proposed outbuilding, but the separation of some 15m is sufficient to prevent it being overly enclosing.

- 7.10 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, 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

- 7.11 The internal size of the three garage bays does not technically meet the Parking SPD guidelines and one of the bays would be further compromised by the internal staircase. In the interests of keeping the building as small as possible then the marginal shortfall in internal size has not been corrected, especially as it is noted that the garage bays are not required to meet the parking requirements at the site - the approved extensions under APP/23/00858 result in a 5 bedroomed dwelling which triggers the need for 3 on site parking spaces. Even after the implementation of the proposed garage there would be ample space on the large gravel frontage area for at least 3 cars to park and turn. Therefore there is no highway objection to the proposal.

8 Conclusion

- 8.1 Whilst it is acknowledged that the proposed forward sited outbuilding is relatively large and capable of being occupied or used separately to the main house, it has been submitted as an ancillary householder application and can be conditioned as such. Any future breach of that condition could be enforced. The proposed development would not actually result in any harm to either the visual appearance of the streetscene or neighbouring amenity, and as such is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00847 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location & Site Plan - Drawing Number 2311 - 501 Rev B
Proposed Floor Plans - Drawing Number 2311 - 503 Rev F
Proposed Elevations - Drawing Number 2311 - 500 Rev F

Reason: To ensure provision of a satisfactory development.

- 3 The hereby permitted garage with first floor accommodation shall only be used for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used for any business use nor shall it be occupied as a separate unit of accommodation.

Reason: To comply with the terms of the householder application; to protect neighbouring amenity from any business use; and the site layout is unsuitable to be occupied separately from the main dwelling, having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the main dwelling 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.