
Site Address:	Keepers House, Kingscroft Lane, Havant, PO9 3JE		
Proposal:	Erection of single storey garage to front garden.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00647	Expiry Date:	16/11/2022
Applicant:	Vernon Cowley		
Agent:	Brian Hindle	Case Officer:	Selina Donophy
	BJH Property Services		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, detached dwellinghouse located on the east side of Kingscroft Lane, Havant. This property has been extended over the years and forms an L shape with a hipped roof and brickwork to the elevations. There are existing outbuildings on site. The plot is triangular in shape and is sited adjacent to the railway line. The site is also located within the conservation area.

2 Planning History

05/70248/000 - Two storey extension to the side (north east) elevation, single storey porch with canopy to the front (north west) elevation, single storey infill extension to the side (south west) elevation, new chimney to the rear (south east) elevation. Erection of detached single garage to the south west of dwelling., PERM,06/04/2005
05/70248/001 - Single storey infill extension between existing garage and that approved by planning permission 05/70248/000., PERM,11/01/2006
08/70248/002 - Two storey side extension including porch to north-west elevation. , PERM,26/03/2008
APP/20/00199 - Application for Lawful Development Certificate relating to proposed single storey workshop to the rear of dwelling. , REF,28/04/2020
APP/20/00468 - Application for Certificate of Lawfulness relating to proposed detached single storey workshop to the rear of dwelling. , PERM,15/07/2020

3 Proposal

Erection of single storey garage to front garden.

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)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Conservation Officer
Assessment

The proposed garage would be a traditional design with a pitched, clay tiles roof and painted render façade and of a subservient scale to the main house.

It would be located adjacent to the front boundary fence therefore the roof would be partially visible from the wider conservation area.

However, it is considered that the proposed building is in keeping with the context of its surroundings and would not result in visual harm to the character of this section of the conservation area.

Conclusion

NO OBJECTION

Councillor Anne Fairhurst - Bedhampton
No comment received

Councillor D Guest
No comment received

Councillor Mark Inkster
No comment received

County Archaeologist

Thank you for your consultation. Given the limited scale of the proposal, I do not wish to raise any archaeological issues.

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: 1

Number of site notices: 1

Statutory advertisement: 30/09/2022

Number of representations received: 0

Comment	Officer Comment
No comments 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
- (ii) Appropriateness of design and impact on the character of the area and the conservation area
- (iii) Effect on neighbouring properties

(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.

7.3 As the site is within the Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant. This requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

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

7.3 This proposal is for a detached garage sited forward of the main property adjacent to the front boundary abutting the road. The garage would have dimensions of approximately 5 metres by 6 metres. The height would be 2.4 metres to the eaves height and approximately 4 metres to the ridge and would have a pitched roof with a roller shutter door to the south elevation and a door and window to the side (east) elevation. Proposed materials include painted render to the blockwork and clay tile to the roof.

- 7.4 The garage would be partially screened from the road from foliage and the fence which forms the boundary treatment however it would be partially visible as the roof ridge would rise above the fence by approximately 2 metres. Whilst this may be the case, the garage is not considered a harmful addition and would be acceptable in appearance within the context of the streetscene.
- 7.5 The proposal site is located within the Old Bedhampton Conservation Area. For this reason Havant's Heritage Officer has been consulted on this proposal. They have concluded that the proposed garage would preserve the character and appearance of the Conservation Area and would meet the test of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant national and local planning policies.
- 7.6 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 and CS11 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

- 7.7 To the north east of the application site is no 10 Kingscroft Lane. The garage would be located forward of this property towards the road and adjacent to the corner of the rear garden of no 10. The garage would be sited away from the private amenity spaces of no.10 and is not deemed to result in an overbearing impact to this property.
- 7.8 To the west is the park and there are no other residential properties abutting the site.
- 7.9 Consequently, it is considered that the proposal will not 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.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00647 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:

Block plan uploaded on the 05.07.2022

Location plan uploaded on the 05.07.2022

60/2122 PROPOSED FLOOR PLAN AND ELEVATIONS

Reason: To ensure provision of a satisfactory development.

- 3 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 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.