

From: "Howard, Katie" <Katie.Howard@havant.gov.uk>
Subject: 27B Queens Road, Waterloooville, PO7 7SB
Date: 12 December 2022 at 16:06:10 GMT
To: Martin Norris <m.norris822@btinternet.com>

Good afternoon Mr Norris

I hope this email finds you well.

I would firstly like to apologise for not being able to get a response back to you sooner on this matter.

I have now reviewed this case with my manager, and he has come to the conclusion that we are going to be taking no further action on this matter. Please see the below reasoning from my manager as to why:

The main issue is the effect of the development on the character and appearance of the existing dwelling and the local area.

The host is a detached dwelling located within a predominantly residential area comprising a variety of detached houses and bungalows. Many of the properties, particularly further to the east, are set back from the road frontage and together with mature trees and frontage hedges, the local area has an attractive spacious and verdant character.

The development is a two-bay car port in the front garden of the host dwelling. Given the generous size of the front garden and the siting of the car port in relation to the property, in tandem with the material used in its construction, which reflect those used in the construction of the host dwelling, it does not present as an over dominant structure that would detract from its character and appearance. Considering its scale, siting and materials, the development appears very much as an ancillary outbuilding in relation to its host and, the absence of other such buildings within the curtilage and forward of the principal elevation of the host in conjunction with the size of the plot, has resulted in realisation of a form development in keeping with its surroundings.

There are a small number of examples of garages, car ports and

outbuildings within front garden areas in the locality and the development is partially screened from longer views by virtue of the front boundary treatment at the property and frontage planting in neighbouring gardens. Whilst, despite the limited screening, the development is clearly visible, given its scale, siting and the presence of other like development in the locality, it does not materially harm street scene views and would not therefore detract from the character and appearance of the local area.

Parking is already well served on site and the development raises not material issues in terms of parking provision or highway safety.

The car port respects the character and appearance of the existing dwelling and of the local area and therefore does not conflict with Policies CS16 & DM13 of the Adopted Core Strategy as well as the National Planning Policy Framework, all of which, amongst other things, seek a high standard of design which respects the local context.

In view of the above, my file will now be closed on this matter.

Again, please accept my apology for not getting this outcome to you sooner.

Kind regards

Katie Howard
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My working pattern – Monday, Tuesday, Wednesday, Thursday and Friday

Prior notice of leave – None

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