

DELEGATED OFFICER REPORT

Site Address:	126 London Road, Widley, Waterloooville, PO7 5EW		
Proposal:	Installation of double car port at front of property.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00692	Expiry Date:	13/11/2024
Applicant:	Mr A Brothers		
Agent:	Mr D Sutton	Case Officer:	Denise Sheath
	DJS Builders		
Ward:	Purbrook		

Recommendation: **REFUSE PERMISSION**

1 **Site Description**

126 London Road, Widley, Waterloooville, is a detached bungalow, with cream rendered elevations and a hung tiled roof. Two pitched roof dormers are located to the front roof slope. The frontage of the property is mainly hardsurfaced to allow for off road parking, with a small laid to lawn area to the adjacent the front north western boundary. At present there is no boundary treatment to the front and front north side boundary, the front southern side boundary consists of a 1m brick wall.

2 **Planning History**

91/56832/000 - Rear extension. - PERM - 19/12/1991

3 **Proposal**

Installation of double car port at front of property.

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

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

5 **Statutory and Non Statutory Consultations**

Not required.

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: 3

Number of site notices: 1.

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
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)

(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

7.3 Policy CS16 of the Havant Borough Local Plan (Core Strategy), requires, amongst other matters, that the design of proposals, responds to and draws inspiration from and respects the local context. The Borough Design Guide states, inter alia, that garages and car ports should not project forward of the building lines.

7.4 The proposed double car port would be at odds with the current streetscene projecting forward of the building line with the application property and that of the adjacent neighbours and the materials would not be in keeping with the main dwellinghouse. Furthermore, the proposed double car port is proposed to be erected adjacent to the front boundary and the pavement. It is noted that there are no other similar developments in the immediate locality, and it is considered that the proposed double car port, by reason of its size, siting and design would result in a prominent and incongruous feature within the street scene adversely impacting on the character of the area and the visual amenities of the locality.

7.5 As such, the size, siting, design and appearance of the proposal is deemed inappropriate in context to the main building and its surroundings and is therefore considered to be unacceptable and contrary to the requirements of Policy CS16 of the HBLP (Core Strategy) and the Havant Borough Design Guide SPD.

(iii) Effect on neighbouring properties

7.6 Whilst the structure is clearly visible to the neighbouring properties to the north (No.128) and south (No.124), it is considered that there would be no direct adverse

impacts these neighbouring properties as a result of the development.

- 7.7 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.

(iv) Biodiversity Net Gain (BNG)

- 7.8 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusion

- 8.1 The size, siting, design and appearance of the proposal in such a prominent position would be significantly detrimental and out of keeping with the main building and the character of the area and the visual amenities of the street scene. The proposal is therefore contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Borough Design Guide 2011 and the National Planning Policy Framework.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **REFUSE PERMISSION** for application APP/24/00692 for the following reason

- 1 The size, siting, design and appearance of the proposal in such a prominent position would be significantly detrimental and out of keeping with the main building, the character of the area and the visual amenities of the street scene. The proposal is therefore contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Borough Design Guide 2011 and the National Planning Policy Framework.