
Site Address: 9 Billett Avenue, Waterlooville, PO7 7SZ
Proposal: Erection of 2 bay oak framed garage with dormers and home office above.
Application Type: Full Planning Permission
Application No: APP/22/00390 Expiry Date: 29/09/2022
Applicant: Mr Potter
Agent: Case Officer: Selina Donophy
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached, two storey dwellinghouse located on the north side of Billett Avenue. This property has a pitched roof, mock tudor gable frontage with the main roof hipped with hanging tile to the first floor. This property is set back from the road with a spacious driveway, attached garage and lawn. A number of trees surround the site.

2 Planning History

None relevant

3 Proposal

Erection of 2 bay oak framed garage with home office above.

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)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

Councillor Gwen Robinson

No comment received

Councillor Mike Sceal

No comment received

Councillor Peter Wade

No comment received

Arboriculturalist

Please consider this email as a consultation response from Arboriculture on the above planning application.

There are no statutorily protected trees onsite or on adjacent land. However, there are a number of mature trees onsite and within the vicinity which will require consideration. The proposals show a fairly lightweight timber framed building, which could be constructed in such a way as to have minimal impact on these trees. However, no protection measures have been specified to minimise the impact of this development during the construction process.

Recommendation:

I raise no objection to the proposals, but if you are minded to permit the application, I would recommend that a suitably worded pre-commencement condition is imposed requiring the applicant to submit Arboricultural information to demonstrate how the construction will proceed without causing harm to trees and/or a suitable specification for replacement tree planting as mitigation for any trees that require removal in order to facilitate this development.

Case officer comment : Further comment received from Arb Officer following submission of tree plans

My apologies for the delay on this one.

I've looked through the report and am happy with the recommendations. If minded to permit, please condition this report.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

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
- (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

7.3 This proposal comprises a detached garage located towards the front of the site . The plans have been amended following its initial submission with the addition of two , pitched roof dormer windows to the side elevation. The garage would have a pitched roof with dimensions of 6 x 6.2 metres and a ridge height of 5.4 metres. To the north elevation would be a set of external stairs leading to a door accessing the first floor which would be served by two rooflights to the west elevation . The garage would be enclosed on all elevations except from the west elevation at ground floor level which would be supported by a post between two internal car parking spaces. Proposed materials are stated in the application form and include roof tiles to match the main dwelling and softwood cladding to the gable ends.

7.4 Although the general pattern of development comprises building forms set back from the road, there are examples of garages set close to the front boundary, for example at the adjacent property. The garage proposed as part of this proposal would have a taller height than that next door however some screening would be offered by the mature trees located along the front boundary. This section of road is a private road and not as widely used as the upper end of Billett Avenue and therefore less visible to passing traffic and pedestrians . Overall the garage is not deemed to result in harm to the character of the area and is considered to be an acceptable addition to the site .

7.5 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 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

7.6 To the east of the application site is no 11 Billett Avenue . The garage would be located adjacent to the garage at no 11 and would be set far forward of the front elevation of no 11 and therefore would not result in loss of light or any overbearing

impact to this property.

- 7.7 To the west of the application site is no 7 Billett Avenue . This property is located further forward of no 9 . The garage would be located further forward of no 7 and whilst the dormers would face in this direction , they would be separated from no 7 by approximately 20 metres . The views from the dormers would not face directly towards the windows at no 7 but rather down towards the front garden area which is not generally viewed as private amenity space. Overall the windows are not deemed to result in unacceptable overlooking back towards no 7.
- 7.8 Across the road to the south is no 10 Billett Avenue. The garage would be separated from no 10 by approximately 20 metres and no harmful impact has been identified.
- 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.

(iv) Trees

- 7.10 To the front of the site there are three mature trees within close proximity of the proposed garage siting including two lawson cyprus trees and one silver birch tree. These trees are not protected under a TPO. A tree protection plan , Arb Impact Assessment and Arb Method Statement have been provided and have been reviewed by Havant's Arboricultural Officer who has accepted the plans and requested construction be undertaken in accordance with these plans enforced via a condition.

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/22/00390

(A) 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:

22 Nov 2022 ARBORICULTURIST PLAN

A101 PROPOSED PLANS WITH DORMERS
22 Nov 2022 ARB METHOD STATEMENT
22 Nov 2022 TREE REPORT
10 Aug 2022 AMENDED BLOCK PLAN
03 Aug 2022 LOCATION PLAN
Application form - materials uploaded on the 04.08.2022

Reason: - To ensure provision of a satisfactory development.

- 3 The garage shall be used for purposes incidental to the occupation and enjoyment of the existing dwelling as a domestic garage and/or home office area and shall not be used as primary accommodation or for business purposes.

Reason : To accord with the terms of this application and to ensure that the uses are compatible with this residential area 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 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.

- 5 The proposed development shall be constructed and completed in full adherence to the Arboricultural Method Statement & Tree Protection Plan Arbor Cultural Ltd dated 20th November 2022. Any variations to the details of the document and plans must only be undertaken after the proposed variations have been agreed in writing by the LPA.

Reason : To comply with policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.