

Mr & Mrs Norris

Our Ref: GEN/21/00406
Direct Line: (023) 02392 446698
Ask For: Miss S Donophy
Email: planning.development@havant.gov.uk

07 May 2021

Site Location: 27A Queens Road, Waterloooville, PO7 7SB

Re: Construction of a two car garage with roof.

Dear Mr and Mrs Norris

I am writing to you further to your enquiry received on the 15 April 2021 regarding the above address.

I have now had a chance to give my assessment of the site and have included my response below:

Impact on the character of the area
Impact on neighbour amenity
Trees
Other

Impact on the character of the area

The style of properties located off the private road leading off the main section of Queens Road comprise larger detached properties screened by mature tree cover. The proposal site is located where the road forms a cul-de-sac, with three properties, no 27, 27a and 27b. The garage would be located on a plot of land opposite no 27a.

The plans show approximate proposed dimensions of 9.7 metres depth, 7 metres width and 6.4 metres height. The garage would include 2 parking spaces with external stairs leading up to a first floor level, featuring a dormer window to the front elevation.

It is the opinion of the case officer that a garage in this siting would not be inappropriate, there are examples of detached garages in the immediate vicinity and the area is not widely visible from the public realm, although would be a visible feature from the 3 surrounding properties. The proposal site also backs on to the rear of no 31b although there is tree screening to the rear. Despite this the proposed dimensions and overall appearance is judged to be fairly generous in scale. Garages should be designed to appear subservient in appearance to the main dwelling and in this case the depth of the garage would come close to that of the main dwelling. It is recommended that the scale be reduced in order to achieve a more subservient appearance which may sit better in the plot. The dormer in principle is judged to be an acceptable method of gaining more space.

Materials proposed would be encouraged to be timber with roof tile matching the dwelling if possible.

Parking space regulations require 2.4 x 4.8 metres per parking space to fit a modern vehicle.

Impact on neighbour amenity

The proposed garage would be sited within fairly close proximity of no 27 and may have some impact upon the closest first floor window facing east . Dependent on what room this window serves and taking note of the existing shadow from the trees this may not be significantly harmful.

The proposed dormer would look back towards the application property . This window potentially would not be in regular use and there would be a separation distance between the front elevations of over 20 metres so on balance it is deemed impact is unlikely to be harmful.

Trees

There are 6 TPO trees in close proximity to the proposal site including a maple, oak , silver birch and several yew trees. The site will be within the root protection zones of these trees and therefore a tree protection plan, impact assessment and method statement would be required with any application.

Other

A condition would most likely be added stipulating that the use must be incidental to the existing dwelling and must not be used for living accommodation or business purposes.

I consider the application worthy of a planning application however it would be recommended that amendments are made to the design to ensure the development achieves a more subservient appearance . A full assessment at application stage would be carried out to assess whether the works impact any neighbouring dwelling.

Please note that the above comments are the opinion of individual Planning Officers and are in no way binding upon the Council when determining any future applications for planning permission and nor will they prejudice the outcome of any applications submitted.

This advice also only relates to planning matters, and does not relate to any other application that may be required under Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 02392 446571

Yours sincerely

Miss S Donophy
Planning Officer
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