
Site Address: 29 Fairmead Walk, Waterloooville, PO8 9AL
Proposal: Demolition of existing garage and erection of new garage on original footprint.
Application Type: Full Planning Permission
Application No: APP/24/00313 Expiry Date: 10/06/2024
Applicant: Mrs C Black
Agent: Case Officer: Denise Sheath
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

29 Fairmead Walk, Waterloooville, is a detached property of part two-storey, part single-storey appearance constructed with brown face brick to the ground floor elevations, with a tiled roof and with clay hung tiles to part of the first floor front elevation. The property benefits from a single storey rear extension as well as a attached side garage. The existing garage is constructed with block bricks which have been painted white. The frontage of the property has a partial lawn to the front north elevation with the rest of the frontage as a graveled hardstanding which leads from the access onto Fairmead Walk up to the front entrance and the side garage. The front southern and northern side boundary treatments consist of a 1.8m close boarded fence which staggers in height toward the front; a dwarf brick wall is located to the front boundary.

2 Planning History

None relevant

3 Proposal

Demolition of existing garage and erection of new garage on original footprint.

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)

DM13 (Car and Cycle Parking on Residential Development)

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

Developer Services, Southern Water

Following the review of the submitted documents, we have the below comments for the Planning consultation.

Foul and Surface Water Drainage

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

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: 12

Number of site notices: Not applicable.

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

(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 The proposal is for a replacement garage on the same footprint as the existing garage which is to be demolished. The existing garage has suffered from subsidence issues causing large cracks within the external walls. The proposal will have an external footprint the same as the existing garage, with a width of 3.4 m at the front elevation, and a width of 4.95m to the rear elevation. It will be marginally taller than the existing, with an eaves height of 2.5m and a maximum ridge height of 3.5m. The materials to be used in the construction of the replacement garage will include face brick work similar in appearance to the existing property. It is not considered the replacement garage would have a harmful impact upon the character of the host dwelling or the visual amenities of Fairmead Walk given the modest changes to what already exists on site.

- 7.4 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

- 7.5 The proposed replacement garage would not be readily visible to the neighbouring property to the north (No.27 Fairmead Walk) due to its location to the south side elevation of the application site. It is therefore considered the proposed garage would have a minimal and acceptable impact upon this neighbouring property.
- 7.6 The neighbouring properties directly adjacent the application site (Nos. 31-34 (inclusive) Fairmead Walk) are a significant distance from the proposal such that any impact would be considered negligible.
- 7.7 The proposed garage would retain the existing 0.7m distance from the southern boundary with a distance of approximately 5m to the side facing elevation of No.30 Fairmead Walk. A public footpath is located between the facing side elevations of these properties. It is therefore considered the proposed garage would not create any further impact upon this neighbouring property than what is already existing from the garage which is to be replaced.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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 proposed development is acceptable in principle, is appropriate in terms of design

and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00313 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:

Application Form - Received 24 April 2024

Location Plan - Received 24 April 2024

Existing and Proposed Elevations and Floor Plans - Drawing No. 01/24 - Received 24 April 2024

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.